

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Redevelopment Agency

SUBMITTAL DATE:
April 28, 2011

SUBJECT: Mead Valley Community Center – Adoption of a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and Consent to Expenditures

RECOMMENDED MOTION: That the Board of Directors:

1. Make the following findings pursuant to Section 33445 of the Health and Safety Code:
 - a. The construction of the proposed Mead Valley Community Center will benefit the Mead Valley Sub-Area of the I-215 Corridor Redevelopment Project Area by helping to eliminate blight within the project area by enhancing the community services;
 - b. No other reasonable means of financing the project are available to the community due to the fact that the current economic crisis has substantially reduced the community's revenues to fund the project;

(Continued)

Robert Field
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS: I-215 Corridor Redevelopment Project Area Capital Development Funds – Mead Valley Sub-Area	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature

MINUTES OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Date: May 3, 2011
 xc: RDA, EDA, COB

Kecia Harper-Ihem
 Clerk of the Board
 By:
 Deputy

(Comp. Item 3.61)

Prev. Agn. Ref.: 3.28 of 12/14/10, 4.10 of 12/14/10

District: 1

Agenda Number: **3**

FORM APPROVED COUNTY COUNSEL
BY:
MARSHAL L. VICTOR
DATE: 4/27/11
Departmental Concurrence

Dept't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

RECOMMENDED MOTION: (Continued)

- c. The payment of funds for the cost of the project is consistent with the Implementation Plan for the project area and is necessary to effectuate the purpose of the project area's Redevelopment Plan which calls for the construction for a community center facility; and
2. Adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for the Environmental Assessment No. EA (ED)1504001211 based on the findings incorporated in the Initial Study and the conclusion that the project will not have a significant impact on the environment;
3. Approve of the plans and specifications for the construction of the project;
4. Authorize the Clerk of the Board to advertise the Notice of Inviting Bids for the project.

BACKGROUND:

On December 14, 2010, the Board of Directors approved the consulting services agreement with TKE Engineering and Planning for complete design services of the Mead Valley Community Center Project located at 21091 Rider Street located between Brown Street and Lee Street in the unincorporated community of Mead Valley. The project involves the demolition of the existing facilities and the construction of a new 40,000 square foot community center. The full scope of construction includes the demolition of the existing facilities and construction of childcare classrooms, community room, senior center, medical/dental clinic, kitchen, multi-purpose recreational field, basketball court, community garden, tot-lot, parking lot, landscaping, and off-site street and sewer infrastructure improvements.

RDA staff has prepared an Initial Study to assess the potential environmental effects of the project. The Initial Study indicated all issues of environmental concern can be adequately mitigated to a level of insignificance. Notice of the Initial Study and proposed Mitigated Negative Declaration has been published in the Press Enterprise newspaper in accordance with State CEQA Guidelines.

The development of the project is consistent with RDA's Implementation Plan, which calls for the building of community facilities for area residents.

A Summary Report for the project was prepared and available for review and noticed in the Press Enterprise as required by Health and Safety Code 33679.

RDA staff recommends that the Board conduct a public hearing regarding the proposed project, make the aforementioned findings, adopt the Mitigated Negative Declaration, approve the plans and specifications, and authorize the Clerk of the Board to advertise the Notice of Inviting Bids.



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

May 3, 2011

THE PRESS ENTERPRISE
ATTN: LEGALS
PO BOX 792
RIVERSIDE, CA 92501

FAX (951) 368-9018
E-MAIL: legals@pe.com

RE: NOTICE INVITING BIDS: MEAD VALLEY COMMUNITY CENTER

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **TWO (2) TIMES:**
Thursdays: May 5 and 12, 2011.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

McGil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals <legals@pe.com>
Sent: Tuesday, May 03, 2011 11:27 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: MEAD VALLEY COMMUNITY CENTER

I will go ahead and get this in.

But for future reference the deadline is at 10:30 am two business days prior to publication.

Thank you.

enterprisemedia

Publisher of The Press-Enterprise

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, May 03, 2011 11:19 AM
To: PE Legals
Subject: FOR PUBLICATION: MEAD VALLEY COMMUNITY CENTER

Hello! I have a late-crasher here..Notice Inviting Bids, for publication on 2 Thursdays: May 5 and 12, 2011. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

NOTICE INVITING BIDS

The Redevelopment Agency for the County of Riverside, herein called Owner, invites sealed proposals for the construction of:

Mead Valley Community Center Project **Located at: 21091 Rider Street, Perris, CA 92570**

The project involves the demolition of the existing facilities and the construction of a new approximately 36,000 square feet community center. The full scope of construction includes the demolition of the existing facilities and construction of childcare classrooms, community room, senior center, medical/dental clinic, kitchen, multipurpose recreational field, basketball court, community garden, tot-lot, parking lot, landscaping, and off-site street and sewer infrastructure improvements.

Proposal shall be delivered to the Clerk of the Board, County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, CA 92501, no later than Tuesday, June 7, 2011 at 3:00 PM P.S.T. to be promptly open in public at said address.

Each proposal shall be in accordance with Plans, Specifications and other Contract Documents dated March 2011 and prepared by TKE Engineering and Planning, whose address is 2305 Chicago Avenue, Riverside, CA 92507. The Plans, Specifications and other Contract Documents may be obtained at A&I Reprographics, 898 Via Lata, Suite L, Colton, CA 92324 ph: (800)233-8435 for a NON-REFUNDABLE charge for each set of plans and specifications picked up or a request sent via email bid@aandirepro.com. Bidders requesting that sets be mailed or shipped to them will be charged the full cost of the shipping. Make checks payable to A&I Reprographics.

In compliance with California Contract Code, Section 20103.7 electronic copies will be made available to contractor plan series bid boards upon their request.

The Contract General Conditions for this project will contain provision allowing successful contractor to substitute securities for monies withheld by the Agency to ensure performance (Public Contract Code 22300). A Performance Bond and Payment Bond shall be required for this Project.

Pursuant to the Labor Code, the Governing Board of the Owner has obtained from the Director of Industrial Relations, State of California, his determination of general prevailing rates of per dime wages applicable to work, and for holiday and overtime work, including employee payments or health and welfare, pension, vacation and similar purposes, as set forth on schedule which is on file at the principal office of the Owner, and which will be made available to any interested person upon request.

To be considered, a potential bidder must have a Class B license, as required under provision of the Public Contracts Code Section 3300, and the California Business and Professions Code, for work covered in its proposal when bid is submitted. This Includes a joint formed to submit a bid.

A mandatory pre-bid job walk will be held on May 19, 2011 at 8:30 AM P.S.T. meeting on site at 21091 Rider Street, Perris, CA 92570.

Request For Information deadline is May 31, 2011 at 2:00 PM P.S.T. Fax questions to (951)680-0490 Attn: Jeff Scott or email to jscott@tkeengineering.com. Answers will come via addendum; an addendum is the only contractual response. Other responses such as verbal or in other written form, shall not be binding. Therefore, forward questions As Soon As Possible rather than waiting as they may not get answered. Questions please call Jeff Scott at (951) 680-0440.

NO BIDS WILL BE ACCEPTED FROM BIDDERS WHO HAVE NOT ATTENDED THE PRE-BID JOB WALK.

For further information, contact David F. Becerra at the Redevelopment Agency for the County of Riverside located at 3403 Tenth Street, Suite 500, Riverside, CA 92501 whose phone number is (951) 955-1524 and email: dfbecerra@rivcoeda.com.

Dated: May 3, 2011

KECIA HARPER-IHEM
Clerk of the Board
By: Cecilia Gil, Board Assistant

THE PRESS-ENTERPRISE PI.com

THE BUSINESS PRESS Socal

LA PRENSA WEEKLY



① BILLING PERIOD 05/12/11 - 05/12/11
 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
 ③ BILLING DATE 05/12/11
 FOR BILLING INFORMATION CALL (951) 368-9713
 ④ PAGE NO 1
 ⑤ TOTAL AMOUNT DUE 492.50
 * UNAPPLIED AMOUNT ⑥ TERMS OF PAYMENT Due Upon Receipt

⑨ REMITTANCE ADDRESS
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209

⑧ BILLED ACCOUNT NAME AND ADDRESS
 BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE CA 92502

⑥ BILLED ACCOUNT NUMBER 045202 | REP NO LE04

Statement #: 56595411 Amount Paid \$ _____ Your Check # _____

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

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05/05	4295695 CO	MEAD VALLEY COMMUNITY CENTER Class : 10 Ctext Ad# 10642647 Placed By : Cecilia Gil	197 L	1.30		256.10
05/12	4295695 CO	MEAD VALLEY COMMUNITY CENTER Class : 10 Ctext Ad# 10642647 Placed By : Cecilia Gil	197 L	1.20		236.40

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4.3 of 05/03/11*

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56595411	05/12/11 - 05/12/11	045202		BOARD OF SUPERVISORS

5/13/2011 413

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P.)

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: MEAD VALLEY COMMUNITY CENTER

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

05-05-11
05-12-11

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: May, 12, 2011
At: Riverside, California



BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10642647

PO #:

Agency #: _____

Ad Copy:

NOTICE INVITING BIDS

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Mead Valley Community Center Project
Located at: 21091 Rider Street, Perris, CA 92570

The project involves the demolition of the existing facilities and the construction of a new approximately 36,000 square feet community center. The full scope of construction includes the demolition of the existing facilities and construction of childcare classrooms, community room, senior center, medical/dental clinic, kitchen, multipurpose recreational field, basketball court, community garden, lot-lot, parking lot, landscaping, and off-site street and sewer infrastructure improvements.

Proposal shall be delivered to the Clerk of the Board, County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, CA 92501, no later than Tuesday, June 7, 2011 at 3:00 PM P.S.T. to be promptly open in public at said address.

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In compliance with California Contract Code, Section 20103.7 electronic copies will be made available to contractor plan series bid boards upon their request.

The Contract General Conditions for this project will contain provision allowing successful contractor to substitute securities for monies withheld by the Agency to ensure performance (Public Contract Code 22300). A Performance Bond and Payment Bond shall be required for this Project.

Pursuant to the Labor Code, the Governing Board of the Owner has obtained from the Director of Industrial Relations, State of California, his determination of general prevailing rates of per dime wages applicable to work, and for holiday and overtime work, including employee payments or health and welfare, pension, vacation and similar purposes, as set forth on schedule which is on file at the principal office of the Owner, and which will be made available to any interested person upon request.

To be considered, a potential bidder must have a Class B license, as required under provision of the Public Contracts Code Section 3300, and the California Business and Professions Code, for work covered in its proposal when bid is submitted. This includes a joint form to submit a bid.

A mandatory pre-bid job walk will be held on May 19, 2011 at 8:30 AM P.S.T. meeting on site at 21091 Rider Street, Perris, CA 92570.

Request For Information deadline is May 31, 2011 at 2:00 PM P.S.T. Fax questions to (951)680-0490 Attn: Jeff Scott or email to jscott@lkeengineering.com. Answers will come via addendum; an addendum is the only contractual response. Other responses such as verbal or in other written form, shall not be binding. Therefore, forward questions As Soon As Possible rather than waiting as they may not get answered. Questions please call Jeff Scott at (951) 680-0440.

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Dated: May 3, 2011

KECIA HARPER-IHEM
Clerk of the Board
By: Cecilia Gil, Board
Assistant 5/5, 5/12



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

5/9/11
Date

VB
Initial

Notice of Determination

To:

Office of Planning and Research:

For U.S Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth Street
Sacramento, CA 95814

From:

Public Agency: Redevelopment Agency for the County of Riverside
Address: 3043 10th Street, 4th Floor
Riverside, CA 92501
Contact: Claudia Steiding
Phone: (951) 955-8174

County Clerk:

County of: Riverside
Address: 2724 Gateway Drive
P.O. Box 751
Riverside, CA 92502-0751

Lead Agency:

Address:
Contact:
Phone:

SUBJECT: **Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code**

State Clearinghouse Number (if any): 2011031007

Project Title: **Mead Valley Community Center (ED 1504001211)**

Project Location (include county): The project is located in unincorporated Riverside County at the southwest corner of Rider Street and Lee Road, and is comprised of 21155 and 21091 Rider Street, Perris CA 92570. The project site includes APN 318-210-050 and APN 318-210-070. The project site is located within Township 4 South, Range 4 West, Section 15, San Bernardino Baseline and Meridian, and is identified on the Steele Peak, California 7.5-minute series USGS Topographic Quadrangle map, dated 1978.

Project Description: The purpose of the project is to expand the existing Mead Valley Community Center. The project includes demolition/construction, and operation of the expanded community center. Improvements include a child care center, community room, senior center, medical/dental clinic, kitchen, lighted multi-purpose recreational fields, basketball court, community garden, tot-lot, parking lot, and off street parking. The project also includes landscaping and half-width street improvements to Lee Road (including curb, sidewalk, and gutter). Sewer will be connected to the existing main sewer line off of Clark Street.

This is to advise that the **Lead agency** or **Responsible Agency**, **Redevelopment Agency for the County of Riverside Board of Directors**, approved the above project on **April 26, 2011** and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mead Valley Community Center (ED 1504001211) Final MND with comments and responses and record of project approval is available to the General Public at:

Redevelopment Agency for the
County of Riverside
3043 10th Street, 5th Floor
Riverside, CA 92501

Signature (Public Agency): Karen Bygsten

Title: Board Assistant

Date: May 3, 2011

Date received for filing at OPR: _____



**FINAL
INITIAL STUDY / MITIGATED NEGATIVE DECLARATION**
for the
MEAD VALLEY COMMUNITY CENTER
Riverside County, CA
ED 1504001211

Prepared By:
**Redevelopment Agency
for the
County of Riverside**
3403 10th Street, 5th Floor
Riverside, CA 92501

Consultant:
URS Corporation
4505 Allstate Drive, Suite 7
Riverside, CA 92501



April 4, 2011

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APPENDIX F	Response to Agency Comments
APPENDIX G	Mitigation Monitoring and Reporting Program

INTRODUCTION

Purpose of the Environmental Assessment

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 – 21177), this Initial Study has been prepared to determine potentially significant impacts upon the environment resulting from the proposed construction and operation of the Mead Valley Community Center. In accordance with Section 15063 of the *State CEQA Guidelines*, this Initial Study is a preliminary analysis prepared by the County of Riverside (“County”) as Lead Agency, in consultation with other jurisdictional agencies, to inform the County decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

Incorporation by Reference

Pertinent documents relating to this Initial Study have been cited and incorporated, in accordance with Sections 15148 and 15150 of the State CEQA Guidelines, to eliminate the need for inclusion of large planning documents within the Initial Study. Of particular relevance are those previous studies that present information regarding description of the environmental setting, future development-related growth, and cumulative impacts. The following documents are hereby identified as being incorporated by reference:

Riverside County General Plan, June 2003

Riverside County Integrated Project, General Plan Final Program Environmental Impact Report (SCH No. 20020511430), June 2003

Mead Valley Area Plan, County of Riverside General Plan, October 2003

Organization of the Environmental Assessment

The Initial Study is organized as follows:

Introduction: Provides the purpose for the Initial Study and applicable citations pursuant to CEQA and the *State CEQA Guidelines*

County of Riverside Environmental Assessment Form: Initial Study: Provides the project Description; existing environmental setting; the relationship of the project to the County General Plan; and an environmental impact assessment for each impact area within the environmental checklist.

Summary of Mitigation Measures: Compilation of all proposed mitigation measures.

References: List of references used for the environmental analyses

Appendices: Includes environmental technical support documents; Comments and Response to Comments, and the Mitigation Monitoring and Reporting Program

Environmental Process

The Initial Study was circulated through the State Clearinghouse and was subject to a 30-day public review period that ended on April 1, 2011. A total of two comment letters were submitted--one from each of the following agencies: Airport Land Use Commission (ALUC) and Department of Toxic Substances Control. Each of these comment letters and the County’s respective responses are included herein under Appendix F.

Comments received during the public review period will be considered as part of the project’s environmental review and will be included for consideration by the Board of Directors. If the Board determines that the project will have no significant long-term, unmitigatable environmental effects, a Mitigated Negative Declaration will be adopted for the project. The Mitigation Monitoring and Reporting Program is contained herein under Appendix G.

Based on agency comments, only minor changes were made from the draft IS/MND. Specifically, mitigation was added based on comments from the ALUC, and the Response to Agency Comments; and the Mitigation Monitoring and Reporting Program were appended to the IS/MND.

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM/ INITIAL STUDY CHECKLIST

Environmental Assessment (E.A.) Number: ED1504001211

Lead Agency Name: Redevelopment Agency for the County of Riverside

Address: 3403 10th Street, 5th Floor, Riverside, CA. 92501

Contact Person: Claudia Steiding

Telephone Number: 951.955.8174

Applicant's Name: Redevelopment Agency for the County of Riverside

Applicant's Address: 3403 10th Street, 5th Floor, Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description:

The Redevelopment Agency for the County of Riverside (herein referred to as "County") proposes to renovate and expand the existing Mead Valley Community Center. The updated community center will be sited on a total of 6.86 acres, which is comprised of the existing 5.42-acre site (APN: 318-210-050) and an adjacent 1.44-acre parcel (APN: 318-210-070; residential lot located east of the existing community center). See Figures 1 and 2 for maps of the project location.

The project includes the construction and operation of a new full service community center. The proposed project includes the demolition of the existing community center facilities and one single-family residence located on the acquired adjacent parcel. The facility will be designed and constructed using sustainable building practices, and will comply with the County's Sustainable Building Policy (H-29).

The proposed community center will be approximately 31,000 square feet with nearly 10,000 square feet of breezeways, whereas the existing community center is approximately 17,000 square feet. The proposed facility includes similar features as the existing community center such as, a child care center, community room, senior center, medical/dental clinic, kitchen, multi-purpose recreational field, basketball court, community garden, tot-lot, parking lot, and off street parking. The outdoor recreational facilities will include new lighting.

The parking lot will be located on the easternmost portion of the site and will have two access points, one via Rider Street and the other via Lee Road. The lot will provide approximately 169 parking stalls, 122 on-site and 47 off-site (32 parking spaces adjacent to the community center on the south side of Rider Street, with another 15 spaces adjacent to the parking lot on the west side of Lee Road). See Figure 2 for the conceptual site plan.

The project includes landscaping and half-width street improvements to Lee Road (including curb, sidewalk, and gutter). Sewer will be connected to the existing main sewer line off of Clark Street. The landscaped areas in the parking lot and the perimeter of the site will serve as onsite water quality treatment, and the sports fields will also serve as a basin for water quality management purposes. Construction of the project is projected to commence in the fall/winter of 2011/2012, and is expected to be complete in 12 months (2 months demolition, 10 months construction). Upon completion of the community center, it will be conveyed to the respective entities and will be leased to the Family Services Association (FSA), which will operate and maintain the facility. FSA currently operates the existing Community Center and will operate the renovated facility in the same manner. The childcare center will be open from 6:30 AM to 6:30 PM, while the standard operating hours for the main community center will be from 8 AM to 5 PM. The facility will be open as late as 9:30 PM throughout the week for various purposes such as Girl Scout meetings, karate classes, etc.

B. Type of Project: Site Specific Countywide Community Policy

C. Total Project Area: 6.86 acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 6.86 acres	Lots: N/A	Sq. Ft. of Bldg. Area: 31,000 of buildings, plus 10,000 breezeways and arcades	Est. No. of Employees: 50

D. Assessor's Parcel No(s): 318-210-050, 318-210-070

E. Street References: The project is located in unincorporated Riverside County. Specifically, the project is located at the southwest corner of Rider Street and Lee Road, and is comprised of 21155 and 21091 Rider Street, Perris CA 92570.

F. Section, Township & Range Description or reference/attach a Legal Description: The project site is located within Township 4 South, Range 4 West, Section 15, San Bernardino Baseline and Meridian, and is identified on the Steele Peak, California 7.5-minute series USGS Topographic Quadrangle map, dated 1978.

G. Brief description of the existing environmental setting of the project site and its surroundings: The site is completely developed and is designated as rural residential. The topography of the subject property is relatively flat land with a gentle slope toward the north-northwest. The elevation of the subject property is approximately 1,689 feet above mean sea level (msl). The project site is surrounded by rural residential use on all sides.

The existing community center is improved with six stand alone buildings, a basketball court, a baseball field and asphalt-paved parking areas. Of the six buildings, four are modular buildings that are used for family services. The building structures are located on the eastern portion of the site. The main building is located on the northeast portion of the site and includes one kitchen, offices, rest rooms, and a gathering hall used for community meetings, weddings, aerobics, and related purposes.

The adjacent parcel included in the expansion project contains a mobile/manufactured home, two storage sheds, an animal coop, and undeveloped vacant land.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1) Land Use:** The project site is designated Rural Community, Very Low Density Residential. This designation allows for single-family detached residences on large parcels of 1 to 2 acres and allows for limited agriculture, intensive equestrian and animal keeping, which are uses that are expected and encouraged. The proposed project would not result in any changes to the General Plan's land use designation of the proposed project or adjacent uses.
- 2) Circulation:** In addition to the expansion of the Mead Community Center, the project includes half-width street improvements to Lee Road (including curb, sidewalk, and gutter). Once construction has been completed, project-related traffic would consist of vehicles associated with community center visitors. These improvements are consistent with Circulation Element policy C 3.2, which states:

C 3.2 Maintain the existing transportation network, while providing for future expansion and improvement based on travel demand and the development of alternative travel modes.

The proposed project is adjacent to existing residential uses and would include curb, and sidewalk improvements as well as improvements to the existing equestrian trail. As such, the project would be consistent with Circulation Element Policy C 1.7, which states:

C 1.7 Encourage and support the development of projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian-oriented retail and activity centers, dedicated bicycle lanes and paths, and mixed-use community centers.

- 3) **Safety:** The proposed project is not located within a fault zone. The nearest fault is the San Jacinto Fault, located approximately 4.0 miles to the east of the site. The Elsinore Fault Zone is located approximately 18.5 miles to the southwest of the site. The Project site is in an area susceptible to moderate to high wind erosion. Blowsand is not expected to enter the site from off-site sources due to the vegetative cover and/or urban development of surrounding parcels. The project would be consistent with Safety Element Policy S 3.13 and S 3.14, which state:

S 3.13 Require buildings to be designed to resist wind loads.

S 3.14 Educate builders about the wind environment and encourage them to design projects accordingly (AI 93, 97, 98).

- 4) **Noise:** Implementation of the proposed Project would generate noise during the construction phase of the project. However, this short term impact would be considered generally acceptable because the project would be required to be in compliance with the County of Riverside Ordinance No. 847 that places time restrictions on construction activities. The project would be in compliance with the following Noise Element Policies:

N 12.1 Minimize the impacts of construction noise on adjacent uses within acceptable practices.

N 12.2 Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.

N 12.4 Require that all construction equipment utilizes noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

- 5) **Housing:** The proposed project does not involve the displacement of existing housing, nor does it create a need for new housing. Therefore, the proposed project would not conflict with General Plan Housing Element policies.
- 6) **Air Quality:** The proposed project includes site preparation and construction-related activities. The project would comply with all applicable regulatory requirements to control fugitive dust, which would comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities. As such, the proposed project would be in compliance with General Plan policy AQ 4.9, which states:

AQ 4.9 Require compliance with SCAQMD Rules 403 and 403.1 and support appropriate future measures to reduce fugitive dust emanating from construction sites.

- 7) **Multipurpose Open Space:** The proposed project is not expected to conflict with areas identified for conservation, preservation, or reservation with the Multipurpose Open Space Element. There are no policies with the Multipurpose Open Space Element that are applicable to the proposed project.

B. General Plan Area Plan(s): Mead Valley Area Plan

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Very Low Density Residential (RC-VLDR). The RC-VLDR allows for single-family detached residences on large parcels of 1 to 2 acres; Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.

E. Overlay(s), if any: None

F. Policy Area(s), if any: The project is located within the March Air Reserve Base Airport Influence Area, Safety Zone III. The *Land Use Compatibility Guidelines for Airport Safety Zones* allows maximum structure coverage of 50% of gross area or 65% of net area whichever is greater; discourages schools, auditoriums, amphitheaters, stadiums; discourages uses involving, as the primary activity, manufacture, storage, or distribution of explosives or flammable materials (MVAP, Table 4).

MVAP Policy 2.1: To provide for the orderly development of March Air Reserve Base and the surrounding area, comply with the March JPA General Plan as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: N/A. The project is local and does not impact any other planning areas.

H. Adopted Specific Plan Information

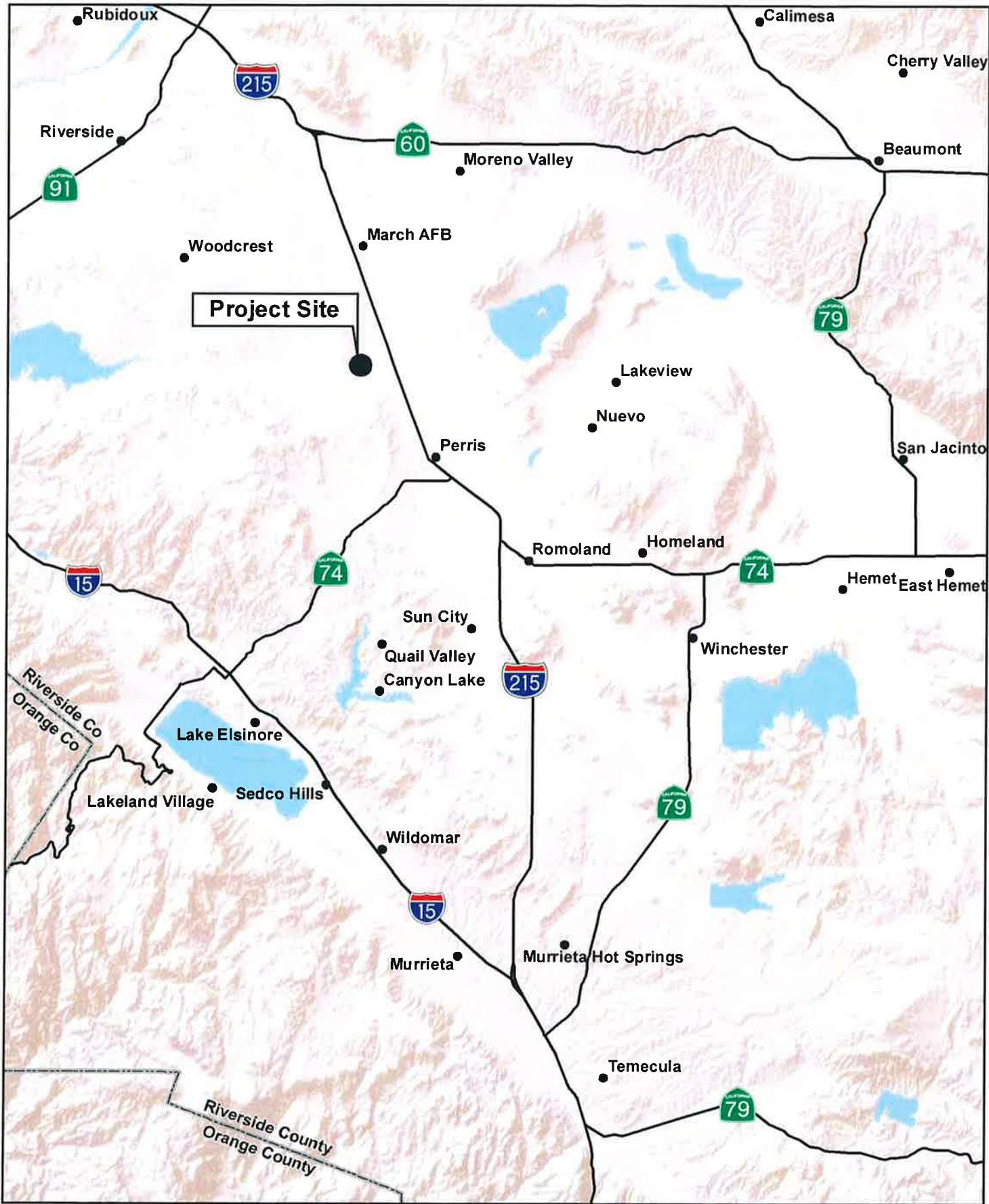
1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: A-1-1 (CZ 6312)

J. Proposed Zoning, if any: N/A.

K. Adjacent and Surrounding Zoning: According to the Riverside County Land Information System, parcels to the immediate north, south, east, and west of the site are zoned A-1-1. Parcels situated on the northwest corner of Rider and Brown Streets are zoned R-R-1/2 (Rural Residential).



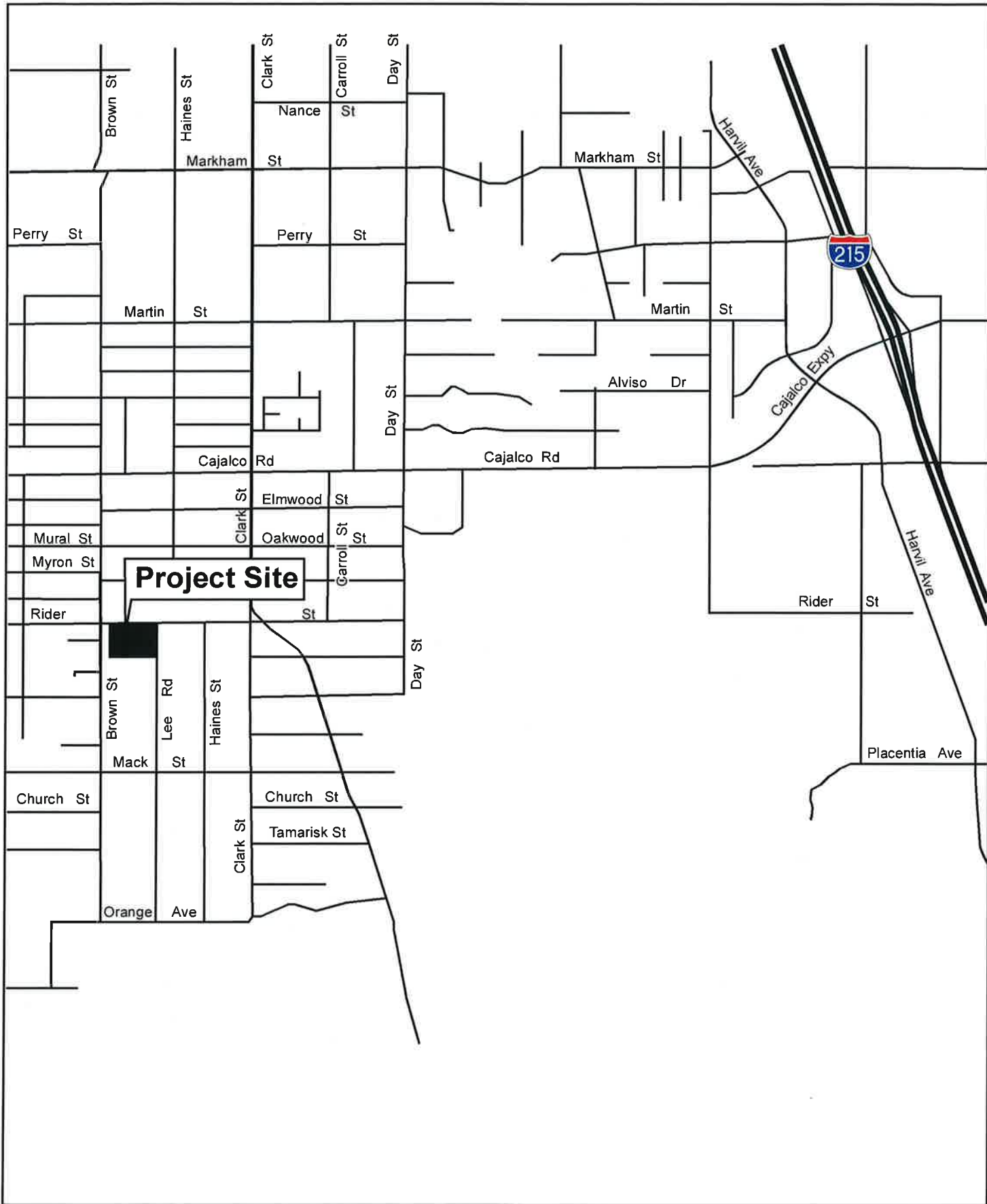
SOURCE: USGS, NPS, ESRI, URS - January 2011



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FIGURE 1

Regional Location Map
 Mead Valley Community Center



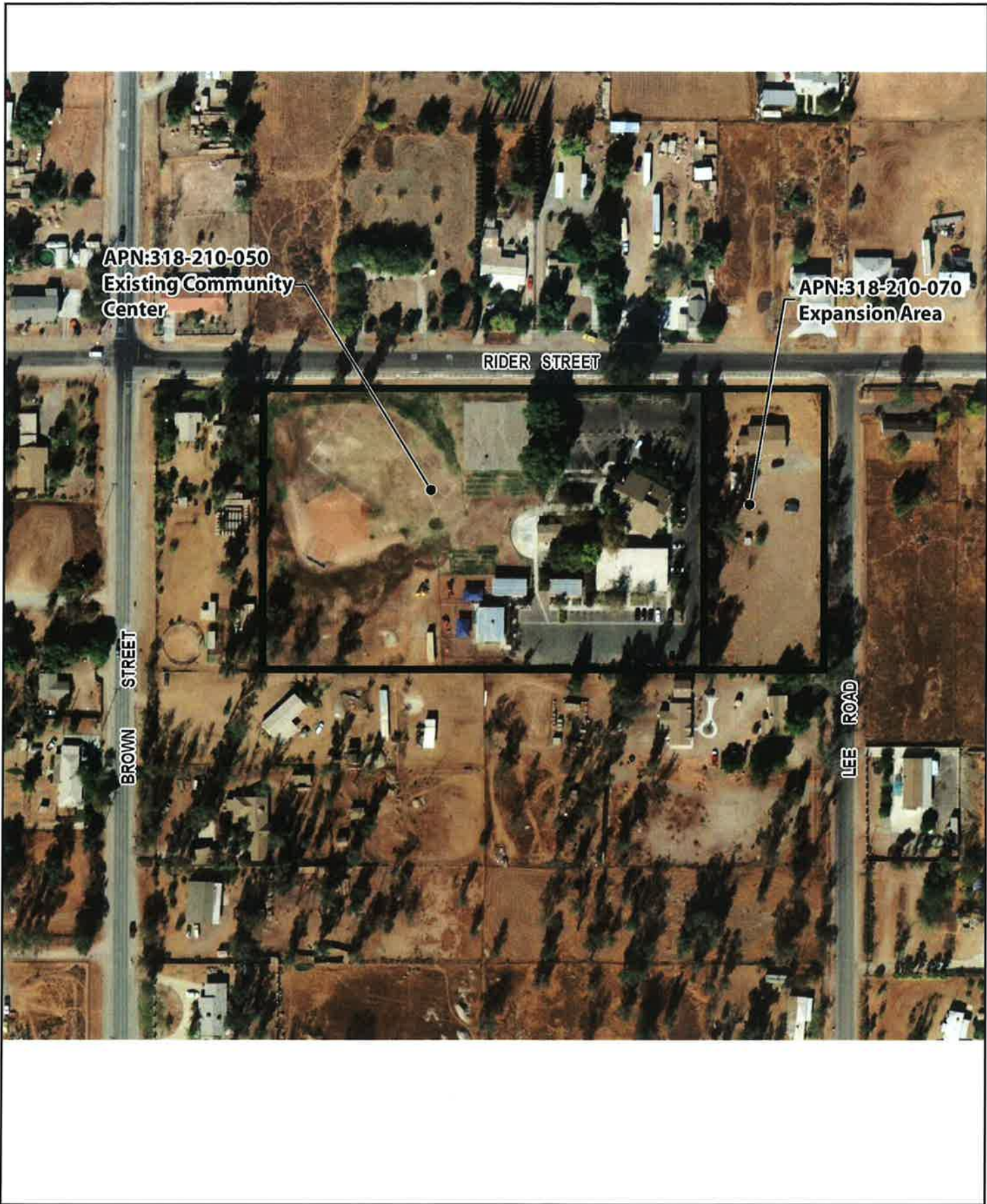
SOURCE: ESRI Street data, URS - January 2011



38001639.00004-01/2011

FIGURE 2

Local Vicinity Map
 Mead Valley Community Center



SOURCE: Google Earth Nov. 2009, URS – January 2011



38001639.00004-01/2011

FIGURE 3

Existing Conditions Mead Valley Community Center

Rider Street

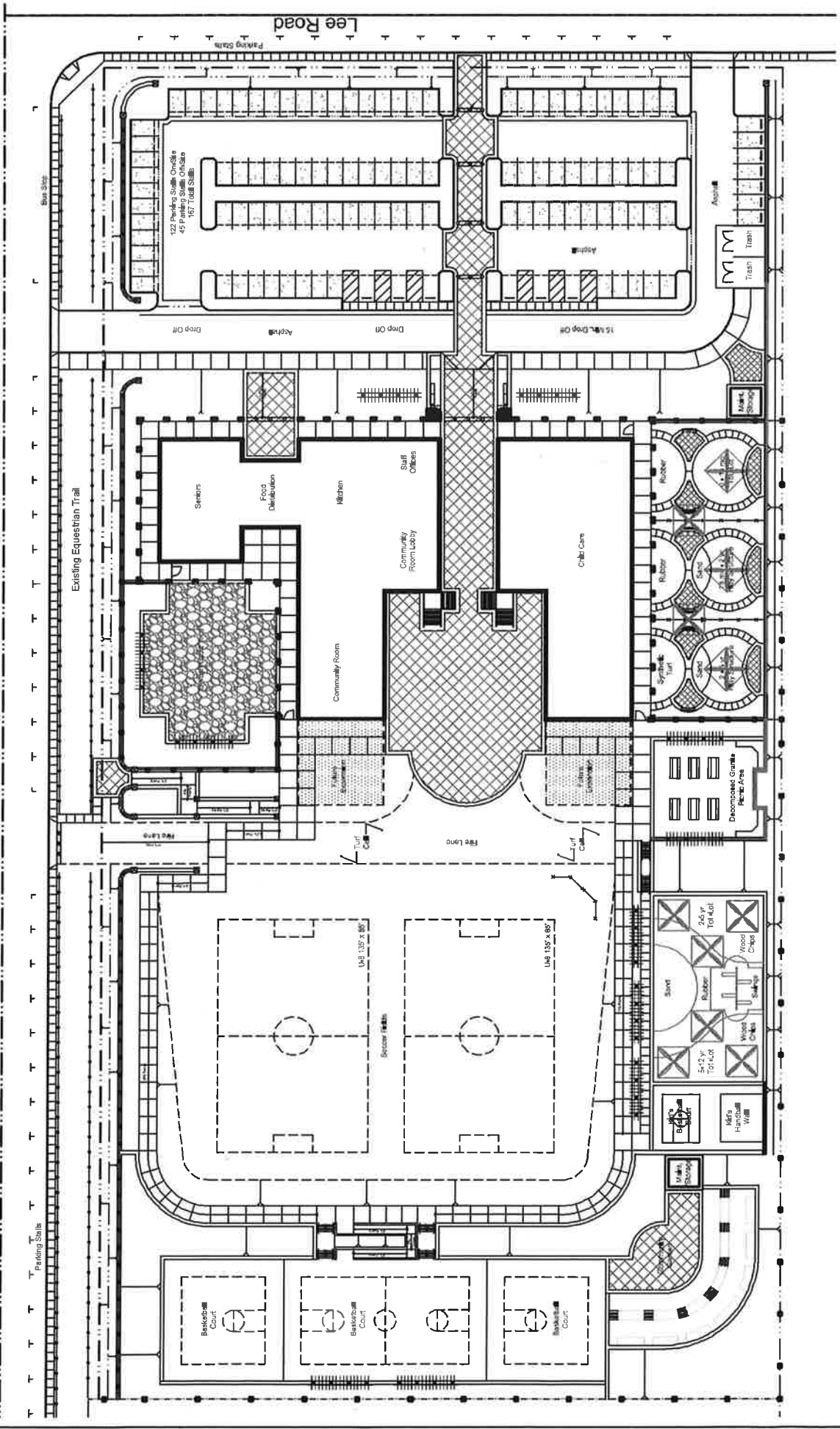


FIGURE 4
Site Plan
Mead Valley Community Center

SOURCE: TKE Engineering



NOT TO SCALE

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III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

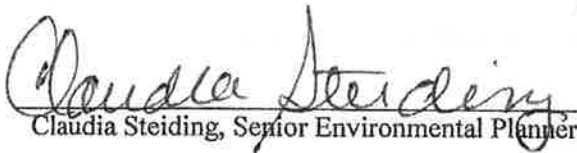
IV. DETERMINATION

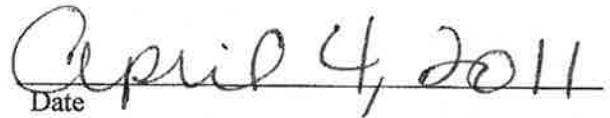
On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section

15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Claudia Steiding, Senior Environmental Planner


Date

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS				
Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways", Riv Co MVAP

Findings of Fact:

a) Scenic Highways provide the motorist with views of distinctive natural characteristics that are not typical of other areas in the County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations and to manage development along these corridors so as to not detract from the area's natural characteristics. There are no designated scenic highways or corridors within the project area. However, as shown on Figure 9 of the MVAP, State Route 74 is a *State Eligible Scenic Highway*. State Route 74 is of regional significance because it provides a link between Orange and Riverside Counties through the Santa Ana Mountains and eventually through the San Jacinto Mountains as the famous Palms to Pines Scenic Highway. The project is not visible from State Route 74 and will not interfere or disturb this regional resource. No impacts are expected.

b) The site is currently developed and does not contain scenic resources. The renovated community center will be similar to the existing facility in use and design. There will be no impact to scenic resources.

Mitigation: None

Monitoring: None

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

Light pollution occurs when too much artificial illumination enters the night sky and reflects off of airborne water droplets and dust particles causing a condition known as “sky glow.” It occurs when glare from improperly aimed and unshielded light fixtures cause uninvited illumination to cross property lines.

The Mount Palomar Observatory, located in San Diego County, requires unique nighttime lighting standards so that the night sky can be viewed clearly. The project is located approximately 41 miles from the Mt. Palomar Observatory. The project site is within Zone B and will comply with all requirements set forth in Ord. No. 655. The impacts would be less than significant.

Mitigation: None

Monitoring: None

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a-b): The proposed project will create new sources of nighttime light from the lighting associated with the recreational fields, parking areas, and perimeter lighting. The lighting for the sports fields will be Musco Green series lights, or similar, which are hooded and designed so as to minimize light spillage and glare. The lights associated with the parking areas and buildings will comply with the provisions and standards of Riverside County Ordinance No. 655, which requires that lighting be shielded, hooded, and directed downward; which will minimize light spillage onto adjacent properties. Existing land uses surrounding the project site are developed with very low density rural residential uses. The spill of light onto surrounding properties and “night glow” will be reduced through the use of light fixtures with hoods and shielding to direct light onto the project site and away from adjacent properties and other design features. For these reasons, impacts with respect to light and glare will be less than significant.

Mitigation: None

Monitoring: None

AGRICULTURE & FOREST RESOURCES

Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database

Findings of Fact:

- a) The site is designated as "urban/built up land" and would not convert farmland for non-agricultural use.
- b) The site is not subject to a Williamson Act contract, nor is it located within an agricultural preserve.
- c) The project area is rural in nature and, in fact, limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. However, the area is designated as RC-VLDR (rural community, very low density residential), and is not zoned for primarily agricultural purposes (as defined by Ordinance No. 348).
- d) The project will not interfere with any existing and future residential agricultural activity, and will not convert or disturb agricultural uses in the area. No impacts to agricultural resources are expected.

Mitigation: None

Monitoring: None

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and project Application Materials.

Findings of Fact:

- a-c) The site is not considered to be forest land or a natural recreation area. The project is located in a rural residential area and would not impact existing forest land.

Mitigation: None

Monitoring: None

AIR QUALITY

Would the project

6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, URBEMIS

Findings of Fact:

a) The proposed project site is located within the South Coast Air Basin (SCAB) and is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The boundaries of the SCAB range from the Pacific Ocean on the west to the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. It includes portions of Los Angeles County, all of Orange County, and the non-desert areas of Riverside and San Bernardino counties. The final 2007 Air Quality Management Plan (AQMP) was adopted by the SCAQMD Governing Board on June 1, 2007 and provides updates to federal standards regarding carbon monoxide (CO), nitrogen dioxide (NO₂), and standards for ozone and particulate matter less than or equal to 10 microns in diameter (PM₁₀). The SCAB is a federal and state non-attainment area for ozone, PM₁₀, and PM_{2.5}. An area is considered to be in non-attainment status when air pollution persistently exceeds the national ambient air standards. The 2007 AQMP establishes a comprehensive program to lead the SCAB into compliance with all federal and state air quality standards. The AQMP development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. As such, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.

The Riverside County General Plan's land use designations within the vicinity of the project site are Rural Community-Very Low Density Residential (RC-VLDR) and Rural Community-Low Density Residential (RC-LDR). The proposed project will not substantially alter the present or planned land use of this area, and the project does not conflict with or obstruct implementation of the AQMP. Therefore, impacts are considered less than significant.

b) Air quality impacts can be described in short and long-term perspectives. Short-term impacts occur during project construction. Long-term air quality impacts occur once the project is complete and operational. These long-term impacts occur as a result of increased vehicle traffic from patrons visiting the community center. The SCAQMD has established standard policies concerning the control of fugitive dust emissions, which are applicable to ground-disturbing activities for all projects. Rule 402 requires the implementation of dust control techniques to prevent fugitive dust from creating a nuisance off-site, while Rule 403 is designed to reduce the amount of fugitive dust as a result of human activity. **All projects must comply with the provisions of Rules 402 and 403.**

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

As shown below in Table AQ-1, the emissions resulting from project construction do not exceed the SCAQMD's regional significance thresholds for construction activities. Therefore, impacts from short-term construction activity are less than significant.

Table AQ-1 Construction Emissions (lbs/day)

Phase	Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition	Fugitive Dust	0	0	0	0	0.60	0.12
	Off-Road Diesel	1.05	7.22	4.58	0	0.55	0.50
	On-Road Diesel	0.04	0.53	0.19	0	0.02	0.02
	Worker Trips	0.03	0.05	0.97	0	0.01	0.01
	Total:	1.12	7.8	5.74	0	1.18	0.65
	SCAQMD Significance Threshold	75	100	550	150	150	55
	Significant?	NO	NO	NO	NO	NO	NO
Grading	Fugitive Dust ¹	0	0	0	0	1.17	0.25
	Off-Road Diesel	2.83	23.44	11.96	0	1.17	1.08
	Worker Trips	0.03	0.05	0.97	0	0.01	0.01
	Total:	2.86	23.49	12.93	0	2.35	1.34
	SCAQMD Significance Threshold	75	100	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO	
Trenching and Paving	Trenching Off-Road Diesel	1.95	16.42	8.07	0	0.82	0.76
	Trenching Worker Trips	0.03	0.05	0.97	0	0.01	0.01
	Paving Off-Gas	0.21	0	0	0	0	0
	Paving Off-Road Diesel	2.48	15.15	9.07	0	1.33	1.22
	Paving On-Road Diesel	0.06	0.79	0.29	0	0.03	0.03
	Paving Worker Trips	0.06	0.11	1.93	0	0.02	0.01
	Total:	4.79	32.52	20.33	0	2.21	2.03
	SCAQMD Significance Threshold	75	100	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO	
Building Construction and Architectural Coating	Building Construction Off-Road Diesel	3.39	15.67	10.85	0	1.14	1.05
	Building Vendor Trips	0.03	0.38	0.33	0	0.02	0.02
	Building Worker Trips	0.08	0.14	2.53	0	0.03	0.01
	Architectural Coating	4.99	0	0	0	0	0
	Architectural Coating Worker Trips	0	0	0.06	0	0	0
	Total:	8.49	16.19	13.77	0	1.19	1.08
	SCAQMD Significance Threshold	75	100	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO	

c) As a worst-case scenario, long-term emissions are evaluated for project build-out in 2012. Operational emissions will occur as a result of increased vehicular traffic, natural gas consumption, landscape maintenance, and through the repainting of buildings (maintenance). Project operational emissions were calculated using the URBEMIS 2007 model. As presented in Tables AQ-2 and AQ-3, the project's operational emissions will not exceed the significance thresholds established by the SCAQMD.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table AQ-2 Summary of Peak Operational Emissions (Summer, Pounds per Day)

Operational Activity	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Vehicle Emissions	6.26	10.24	77.75	0.09	14.65	2.93
Natural Gas Use	0.02	0.27	0.23	0	0	0
Landscape Maintenance	0.12	0.02	1.55	0	0.01	0.01
Architectural Coatings	0.24	0	0	0	0	0
Operational Emissions	6.64	10.53	79.53	0.09	14.66	2.94
SCAQMD Significance Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Table AQ-3 Summary of Peak Operational Emissions (Winter, Pounds per Day)

Operational Activity	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Vehicle Emissions	7.00	12.16	75.70	0.08	14.65	2.93
Natural Gas Use	0.02	0.27	0.23	0	0	0
Landscape Maintenance	0.12	0.02	1.55	0	0.01	0.01
Architectural Coatings	0.24	0	0	0	0	0
Operational Emissions	7.38	12.45	77.48	0.08	14.66	2.94
SCAQMD Significance Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Since the proposed project is in conformance with the AQMP and project-generated emissions will not exceed SCAQMD significance thresholds for construction or operational activity, the project's incremental contribution to criteria pollutant emissions for which the region is in non-attainment is not cumulatively considerable and is considered to be less than significant.

- d) The nearest sensitive receptor to the proposed project is a residence located approximately 25 meters (82 feet) east of the project site.

Localized impacts resulting from short-term project construction were calculated based on the SCAQMD's Localized Significance Threshold (LST) Methodology. Since construction activities will occur over an area no greater than 2 acres per day, the Mass Rate Lookup Table was utilized for a 2 acre site. Table AQ-4 below summarizes the results of the LST analysis for short term construction activities.

Table AQ-4 Localized Significance Threshold Summary -Construction

Construction	Pounds per Day			
	CO	NO ₂	PM ₁₀	PM _{2.5}
Peak Construction Emissions	20.33	32.52	2.35	2.03
LST Threshold	602	118	4	3
Significant Impact?	NO	NO	NO	NO

Short-term construction emissions of CO, NO_x, PM₁₀, and PM_{2.5} do not exceed the SCAQMD localized thresholds of significance.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

According to the SCAQMD's LST methodology, the operational emissions to be analyzed are from on-site stationary sources and on-site mobile source emissions. In order to calculate on-site mobile source emissions, a trip length of 0.3 miles was utilized in the URBEMIS 2007 model. Since the project site is greater than 5 acres, a screening level analysis using the SCREEN3 model was performed. Background concentrations were obtained from the Riverside-Magnolia monitoring station. Table AQ-5 presents the results of the localized significance analysis for long-term project operational activities.

Table AQ-5 Localized Significance Summary - Operations

Operations	CO		NO ₂	PM ₁₀	PM _{2.5}
	Averaging Time				
	1-Hour	8-Hour	1-Hour	24-Hours	
Peak Day Localized Emissions	0.073	0.051	2.29E-04	0.38	0.37
Background Concentration	7	2.16	0.09		
Total Concentration	7.073	2.211	0.09	0.38	0.37
LST Threshold	20	9	0.18	2.5	2.5
Significant Impact?	NO	NO	NO	NO	NO

Note: PM₁₀ and PM_{2.5} concentrations are expressed in µg/m³. All others are expressed in PPM.

As presented above, the project will not expose sensitive receptors within one mile of the project site to substantial point source emissions, and the impact is considered less than significant.

- e) The Columbia Elementary School, located at 21350 Rider Street, near the proposed project site. However, the project involves the construction and operation of a community center and does not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. The project would be in compliance with SCAQMD Rule 402 requiring the implementation of dust control techniques to prevent fugitive dust from creating a nuisance off-site, as well as with Rule 403 designed to reduce the amount of fugitive dust as a result of human activity. A less than significant impact would occur.
- f) The project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction. However, the LST analysis above demonstrates that significant emissions will not be produced at a local level during construction and the project will not expose substantial numbers of people to objectionable odors. Therefore, impacts with regard to objectionable odors are considered less than significant.

Mitigation: None

Monitoring: None

BIOLOGICAL RESOURCES

Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP, On-site Inspection

Findings of Fact:

(a-c) e) -g) The Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP) Analysis for the Mead Valley Community Center was prepared on December 21, 2010 by the Riverside County Planning Department Environmental Programs Division. The WRMSHCP consistency analysis can be found in Appendix B. The Mead Valley Community Center project site is not located within any WRMSHCP cell, thus a criteria analysis and completion of the Habitat Acquisition and Negotiation Process (HANS) was not required. The project site supports an existing already operating community center that is devoid of native vegetation communities. The site supports a lawn, baseball field, ornamental landscaping, and large eucalyptus trees. The parcel located directly to the east that will be used for expansion of the existing facility currently supports a single family home and property that is highly disturbed and supports non-native and ruderal grass species. The site is dominated by non native vegetation including, pepper tree (*Schinus mole*), Russian thistle (*Salsola tragus*), and eucalyptus (*Eucalyptus globules*). Both parcels are highly disturbed and lack natural communities.

There are no natural watercourses or riparian habitat within the survey area. In addition, there are no depressed areas which could support formation of vernal pools or potential fairy shrimp habitat within the survey area. The project site is not within the survey area for any Narrow Endemic Plants thus further evaluation was not required. The community center site is not located within any WRMSHCP Cell nor is it located within close proximity to any conserved areas thus Urban/Wildlands Interface Guidelines do not apply.

The project site is within the survey area for burrowing owl (*Athene cunicularia*), thus a burrowing owl habitat assessment was conducted for the project on December 15, 2010. Based on the existing facility and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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associated disturbance, both parcels lacked any small mammal burrows or burrows suitable for burrowing owl occupation. The majority of both parcels support sod grass that precludes small mammal activity and burrow creation. The 150 meter buffer area was visually inspected for any sign of burrowing owl occupation. No suitable habitat exists within the project site or within the 150-meter buffer area due to a lack of suitable burrows. No further surveys would be required. The proposed project would not conflict with any local policies or ordinances protecting biological resources.

d) There are large eucalyptus trees planted within the project site and in the surrounding areas. As such, there is the potential for nests and/or nesting birds to exist on the site. In order to reduce the potential for impact to a less than significant level, a nesting bird clearance survey must be conducted prior to site preparation or grading in order to avoid impacts to nesting birds, if construction commences during the breeding season (February 1-August 31).

Mitigation:

MM Bio 1: If project-related ground or vegetation disturbance is proposed to take place during the nesting season (February 1-August 31), a pre-activity field survey shall be conducted by a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or California Fish and Game Code are present in the construction zone. If active nests are located, no grading or heavy equipment activity shall take place within at least 500 feet of birds of prey or within 100 to 300 feet of songbirds (to be determined by a qualified biologist on a case-by-case basis).

Monitoring: Riverside County Economic Development Agency, project Construction Manager(s); Qualified Biologist if construction ground disturbance takes place during the nesting season.

CULTURAL RESOURCES

Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, On-site Inspection, Phase I ESA (URS), Phase I ESA (Dudek)

Findings of Fact:

a-b) The site does not contain historic structures and is not considered to be a historic resource. No impacts to historic resources are expected.

Mitigation: None

Monitoring: None

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, On-site Inspection, Phase I ESA (URS), Phase I ESA (Dudek)

Findings of Fact:

a)-b) The site has been previously graded/disturbed. Therefore, the potential to alter or destroy an archaeological site is very low. However, in the event of an accidental discovery of a cultural and/or archaeological resource; implementation of **MM Cultural 1**, which requires the construction in the vicinity of the find be halted until a determination as to the significance of the find is made and any find be recorded and curated. With implementation of **MM Cultural 1**, potential impacts to archaeological resources would be less than significant.

c) The project site is not located on a known formal or informal cemetery. No impacts to human remains, including those interred outside of formal cemeteries are anticipated. In the event that unknown human remains are uncovered during construction activities, Sections 7052 and 7050.5 of the California Health and Safety (HSC) requires that the Riverside County Coroner’s Office must be contacted within 24 hours and all work shall be halted until a clearance is given by that office and any other involved agencies. If human remains are discovered, the County shall comply with the requirements of Public Resources Code Section 5097.98, as amended. With adherence to existing laws and codes and implementation of **MM Cultural 2**, potential impacts with respect to disturbing human remains will be less than significant with mitigation.

d) There are no known religious or sacred uses within the project area. Therefore, no impact will occur as a result of project implementation.

Mitigation:

MM Cultural 1: Should any cultural and/or archaeological resources be accidentally discovered during project construction, construction activities in the vicinity of the resource shall immediately halt and construction activities shall be moved to other parts of the project site. A Riverside County qualified archaeologist shall be retained by the County or their designee to determine the significance of the resource. If the find is determined to be a historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (*State CEQA Guidelines*), avoidance or other appropriate measures, as recommended by the archaeologist, shall be implemented. Any artifacts collected or recovered shall be cleaned, identified, catalogued, analyzed, and prepared for curation at an appropriate repository with permanent retrievable storage to allow for additional research in the future. Site records or site record updates (as appropriate) shall be prepared and submitted to the Eastern Information Center as a permanent record of the discovery.

MM Cultural 2: In the event that human remains are discovered during grading or construction of the project, the County will immediately halt work, contact the Riverside County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the *State CEQA Guidelines*. If the Riverside County Coroner determines that the remains are Native American, the County will contact the Native American Heritage Commission (NAHC), in accordance with Section 7050.6, subdivision (c) and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the County shall ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards or practices), where the Native American human remains are located, is not damaged or disturbed by further construction activity until the County has discussed and conferred with the most likely descendants, as prescribed in this section (PRC 5097.98), to obtain their recommendations, if applicable, taking into account the possibility of multiple human remains.

Monitoring: County of Riverside Economic Development Agency, Project Construction Manager

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resources Assessment (URS)

Findings of Fact:

a) A site specific paleontological survey/report was conducted that included a paleontological records search through the Division of Geological Sciences at the San Bernardino County Museum (SBCM) in Redlands, California. Site records with supporting maps and documents are maintained at this facility. The record search included the examination of current geologic maps and any fossil localities inside the project locality and within a one mile radius around the project boundaries. The record searches are used to determine if any paleontological resources within and around the project site have been recovered, and establish a foundation for gauging the sensitivity of the project site for additional and buried paleontological resources. Using detailed geological maps of Rogers (1965) and Morton (2001), the San Bernardino County Museum reported the site to rest on the Val Verde Pluton (Kvt), which consists of Cretaceous granitic rocks. The pertinent portion of the map of Morton (2001) is provided as Figure 3. Because fossils are rarely encountered in plutonic igneous rocks, the proposed project area is assigned low paleontological sensitivity (Scott, 2009).

A pedestrian survey of the project site was also conducted by a qualified paleontologist. The survey included walking the perimeter of the site and transects across it where feasible to determine if any outcrops were evident on the property that might contain paleontological resources. Detailed notes, GPS coordinates, and digital photographs were taken of important rock outcrops on the project site. In addition to the pedestrian survey, a window survey of the surrounding area was conducted to determine if any potential fossil-bearing outcrops were present. The pedestrian survey revealed no paleontological resources on the proposed construction site. Much of the site is covered by concrete, asphalt, buildings, landscaping, and turf grasses. A small exposure on the south side of the property was discovered and was determined to be weathered (decomposed) granite, within which, no fossils were found. Less than significant impact to paleontological resources is expected.

Mitigation: None

Monitoring: None

GEOLOGY AND SOILS

Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS Database, Geologist Comments, Phase I (URS)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The State of California Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface rupture along earthquake faults. The main purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent the construction of buildings used for human occupancy along fault lines. The project site is not located within an Alquist-Priolo earthquake fault zone or County Fault Hazard Zone.

The nearest fault is the San Jacinto Fault, which is located approximately 4.0 miles to the east of the site. The Elsinore Fault Zone is located approximately 18.5 miles to the southwest of the site. However, southern California as a whole is a seismically-active region that contains many earthquake faults, and has a high potential for earthquakes.

The proposed community center facilities will be constructed in accordance with the provisions of the California Building Code (CBC), which is based on the International Building Codes (IBC). The purpose of the CBC is to provide minimum health and safety standards by regulating the design, construction, and quality of materials of all buildings.

The potential impacts to people and structures from rupture of known earthquake faults are anticipated to be less than significant.

Mitigation: None

Monitoring: None

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction”, GIS Database

Findings of Fact:

The site has a low potential for liquefaction. The proposed project site is not located in an area that is subject or susceptible to earthquake-induced liquefaction. For these reasons, potential impacts with respect to liquefaction are considered less than significant.

Mitigation: None

Monitoring: None

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) As previously discussed in Item 11, Southern California is a seismically-active region; therefore, ground shaking resulting from earthquakes may occur during the lifetime of the project. The project does not include residential dwellings/habitable structures. The proposed facility would not be subject or susceptible to strong seismic ground shaking beyond the current condition. For these reasons, potential impacts with respect to strong seismic ground shaking are considered less than significant.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”

Findings of Fact: According to the General Plan, the site is not located in an area that is subject to landslide. The project area is relatively flat and there are no topographic features that could induce landslide. Therefore, there would be no impact.

Mitigation: None

Monitoring: None

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: County Board of Supervisors Resolution No. 94-125; GIS Database; RCLIS

Findings of Fact:

a) According to the Riverside County Land Information System (RCLIS), only a small portion of APN 318-210-070 is susceptible to ground subsidence. Subsidence is compaction of soil and other surface material with little or no horizontal motion. Causes of subsidence include earthquake and changes in groundwater tables. Subsidence may occur if the groundwater level substantially decreases. The proposed project would expand an existing Community Center. The expansion of the facility would be constructed in accordance with the requirements of the CBC, and would not involve the construction of habitable buildings. As such, a less than significant impact is anticipated with respect to ground subsidence.

Mitigation: None

Monitoring: None

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) There are no known volcanoes in the vicinity of the proposed project site. The topography of the site does not include steep slopes which could generate a mudflow, and there are no large bodies of water in proximity to the project site that could produce earthquake-induced seiche. There are no other geologic hazards that may affect the site. Therefore, no impacts associated with seiche, mudflow, volcanoes, or other geologic hazards, are anticipated.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-b) The project will not result in a change in topography. Expansion of the existing community center would include a parking area, soccer fields and basketball courts. The site is relatively level at the present time and would remain so. No cut or fill slopes greater than 2:1 or higher than 10 feet are planned. Compliance with Riverside County Ordinance No. 457 is required regardless of the project's proposed changes to topography. Ordinance No. 457 will assure cut or fill slopes are constructed appropriately. As such, the potential for impacts would be considered less than significant.

c) The project will include sewer infrastructure improvements. At the present time, there is a septic tank that exists on APN# 318-210-070. Prior to project implementation, this septic tank would be removed in accordance with all state and local regulations. All sewer infrastructure improvements would be made in accordance with the recommendations and approvals from the affected utility. No impact is expected.

Mitigation: None

Monitoring: None

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Construction of the proposed project could result in soil erosion and/or the loss of topsoil. However, as required by the Clean Water Act, the proposed project would adhere to and comply with the Santa Ana Municipal Separate Storm Sewer (MS4) NPDES General Construction Permit and implement an effective Storm Water Pollution Prevention Plan (SWPPP) during construction. With implementation of a SWPPP that incorporates sediment control and erosion control BMPs, impacts from soil erosion and topsoil loss during construction is anticipated to be less than significant. The project site is relatively level and would not be subject to significant erosion by water through surface drainage during construction. A less than significant impact is expected.

b) Expansive soils are generally considered a threat because of the pressure that may be induced upon structures. In general, these types of soils include characteristics that may result in expansion or contraction when exposed to water. The extent of contraction (shrink) or expansion (swell) may be influenced by the amount and type of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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clay in the soil. Soils on the project site consist of Hanford coarse sandy loam (HcC), 2 to 8 percent slopes; Monserate sandy loam (MmB), 0 to 5 percent slopes; and, Monserate sandy loam (MmD2), 8 to 15 percent slopes, eroded. The majority of the on-site soil is Hanford coarse sandy loam. According to the Soil Survey of Western Riverside County, each of these soils is well-drained and two, MmB and MmD2 are highly susceptible to erosion. These soils are not expansive and less than significant impact is anticipated.

c) There is an existing septic tank on a portion of the site, as well as existing sewer infrastructure. No impact would occur.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The proposed project is for the expansion of an existing community center. There are no rivers, streams or lakes on-site. No impact would occur

b) The site has the potential for erosion. The implementation of appropriate erosion control BMPs and adherence to applicable provisions of County Ordinance No. 754 (Stormwater/Urban Runoff Management and Discharge Controls), would reduce any potential impacts associated with water erosion to less than significant.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site is in an area susceptible to moderate to high wind erosion. Blowsand is not expected to enter the site from off-site sources due to the vegetative cover and/or urban development of surrounding parcels. During the construction phase, compliance with SCAQMD Rule 403 will be implemented to reduce the potential for wind erosion and the release of airborne particulate matter into the air throughout the site. Rule 403 requires (among other measures) that exposed soils be treated at least twice covers on inactive areas of exposed earthwork, as well as the cessation of grading work when wind speeds exceed 25 miles per hour. Compliance with Rule 403 as well as Ordinance 484 will reduce impacts to below the level of significance during the grading and construction phases of the project. Therefore, no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None

Monitoring: None

GREENHOUSE GAS EMISSIONS

Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: URBEMIS, 2007 Model

Findings of Fact:

a) Carbon dioxide emissions resulting from project construction were calculated using the URBEMIS 2007 model, and include emissions resulting from on-road and off-road diesel fuel consumption as well as worker commutes. However, it should be noted that the URBEMIS model does not calculate construction carbon dioxide emissions resulting from electricity, natural gas, or the manufacture of building materials. Although these emissions undoubtedly exist, quantification was not attempted because of the large uncertainty associated with the resulting emissions. For this reason, an attempt to quantify these emissions would be speculative. This conclusion is consistent with recent guidance on quantification of emissions provided by the California Air Pollution Control Officer’s Association (CAPCOA) guidance on CEQA and Climate Change.

As presented below in Table GHG-1, the total operational carbon dioxide emissions generated as a result of the project is approximately 1,665 metric tons (MT) per year, including construction-related emissions amortized over a typical project life of 30 years. As shown in the table below, a majority of the project’s emissions occur as a result of vehicular activity and electricity consumption.

Emissions from non-equipment related construction activities are not included in the estimate nor are emissions from wastewater treatment and landfill of solid waste during project operation. The primary GHG of concern from wastewater treatment and landfill material is methane. It should be noted that methane emissions from wastewater treatment vary widely based upon the wastewater treatment process which is not under control of the project developer. Additionally, methane emissions from large landfills are separately regulated and methane gas recovery is a required element of that regulatory program. Although the table below is not an all-inclusive inventory of all project-related GHG emissions, it includes an estimation of CO2 emissions from the most important and readily quantifiable project-related sources and is representative of the majority of the project’s contribution to global GHG concentrations.

Table GHG-1 Annual Project-Related CO₂ Emissions

Source	Annual CO ₂ Emissions (MT)
Construction Emissions	7.89
Electricity	168.33
Landscape Equipment	0.46
Natural Gas	54.30
Vehicle Emissions	1,434.40
Total	1,665.38

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In comparison to global CO2 emissions of approximately 26.4 giga-tons, the project's annual CO2 emissions of 1,665 Metric Tons (MT) per year comprise approximately 0.000006 percent of the Earth's total annual CO2 emissions from fossil fuel combustion. Compared to California's statewide annual CO2 emissions of approximate 412 million MT, the project's contribution represents approximately 0.0004 percent of statewide emissions. The project's operational CO2 emissions do not constitute a substantial contribution to global climate change and will not result in significant impacts on the environment.

b) The County of Riverside has adopted policies and programs in its General Plan to promote the use of clean and renewable energy sources, facilitate alternative modes of transportation, and for the sustainable use of energy. However, because the County does not have an adopted plan (e.g. Climate Action Plan or GHG Reduction Plan) or regulation, the CARB Scoping Plan has been used for the purposes of this analysis.

The CARB Scoping Plan calls for a reduction in California's GHG emissions by approximately 30 percent as compared to business-as-usual projections for 2020, or about 10 percent from today's levels.

Project consistency with the measures in the Scoping Plan is presented in Table GHG-2, below. It should be noted that most of the reduction measures are not applicable to the project and have been omitted such as the California Cap and Trade Program, Industrial Emissions, High-Speed Rail, and Sustainable Forests.

Table GHG-2 CARB Scoping Plan

Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards: Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards, vehicles that access the project are required to comply with these standards.
Energy Efficiency: Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policies, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The project will be compliant with all current Title 24 standards.
Low Carbon Fuel Standard: Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards, vehicles that access the project are required to comply with these standards.
Vehicle Efficiency Measures: Implement light-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards, vehicles that access the project are required to comply with these standards.
Medium/Heavy-Duty Vehicles: Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards, vehicles that access the project are required to comply with these standards.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
<p>Green Building Strategy: Expand the use of green building practices to reduce the carbon footprint of California’s new and existing inventory of buildings.</p>	<p>Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards that became mandatory in the 2010 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.</p>
<p>High Global Warming Potential Gases: Adopt measures to reduce high global warming potential gases.</p>	<p>Consistent. CARB identified five measures that reduce hydrofluorocarbon (HFC) emissions from vehicular and commercial refrigeration systems. Vehicles that access the project are required to comply with the measures and the project will comply with the strategy.</p>
<p>Recycling and Waste: Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.</p>	<p>Consistent. A regulation to reduce methane emissions from municipal solid waste landfills is currently being developed by the state. The Riverside Countywide Integrated Waste Management Plan (CIWMP) outlines the goals, policies, and programs the County and its cities will implement to create an integrated and effective waste management system that complies with the diversion mandates in AB 939. The project will be required to participate with County programs for recycling and waste reduction which comply with the 50 percent reduction requirement of AB 939.</p>
<p>Water: Continue efficiency programs and use cleaner energy sources to move and treat water.</p>	<p>Consistent. The project will comply with all applicable County ordinances.</p>

Source: CARB Scoping Plan

The project is consistent with the measures identified by CARB’s Scoping Plan. Therefore, the project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, the project’s impact on global climate change is considered less than significant.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS				
Would the project				
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, ESA Dudek, ESA URS

Findings of Fact:

a-b) Operation of the proposed project will not result in the transport or disposal of hazardous materials. The proposed project will require the use of ordinary amounts of hazardous materials including fuel, herbicides, household cleaning and janitorial products. However, these materials will not be used in a quantity or manner so as to present a significant hazard to the public. Therefore, operation of the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

According to the Phase I ESA for the existing community center site, “the [existing community center] Site was improved with a building in 1966. More buildings were added at later dates, and the subject property was used as a community center from the early 1980s to the present time. Considering the age of some Site buildings [APN 318-210-050 only] they have the potential to contain asbestos and/or lead-based paint.” Because of the age of the existing structures, the County will conduct an investigation for the presence of other hazardous chemicals, mercury, and asbestos containing materials (ACMs), as stated in Mitigation Measure Haz-4. If hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions would be taken during demolition activities, and the contaminants would be remediated in compliance with California environmental regulations and policies. The impact would be less than significant with mitigation.

c) Access to emergency vehicles will be allowed at all times. The proposed project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. No impacts are anticipated.

d) The Columbia Elementary School is located near the proposed project site (within ¼ mile). However, project implementation would not require the transportation or disposal of hazardous materials. While it would require the use of ordinary amounts of materials such as fuels, herbicides, household cleaning and janitorial products, these substances would not be used in a quantity or manner that would pose a significant hazard to the public. Therefore, a less than significant impact is anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) A Phase I Environmental Site Assessment (ESA) was prepared for both APNs. The Phase I ESAs were conducted in conformance with the scope and limitations of ASTM Practice E 1527-05. The ESAs did not reveal any evidence of recognized environmental conditions in connection with the subject property. The ESA for the existing residential parcel noted that there was an existing well on site, and stated that the well could be used for drinking if the water sampling and analysis determined that the well water was potable (Dudek 2010). No impact would occur.

Mitigation:

Haz-4: Due to the age of the structures at the existing community center and the potential for the presence of hazardous substances, prior to demolition of the existing community center (**APN 318-210-050 only**), an investigation shall be conducted for the presence of hazardous chemicals, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, the contaminants shall be remediated in compliance with California environmental regulations and policies.

Monitoring: County, Construction Contractor

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS Database, County of Riverside General Plan, Mead Valley Area Plan

Findings of Fact:

a)-b) The March Air Reserve Base (MARB) is located immediately north of the Mead Valley Area Plan. The proposed project is located within MARB Safety Area III. According to the Land Use Compatibility Guidelines for Airport Safety Zones for MARB, Area III does not cap maximum population density. It does not prohibit any land uses, although it discourages the construction of schools, auditoriums, amphitheaters, and stadiums, as well as discouraging the use of the primary activity the manufacture, storage or distribution of explosives or flammable materials.

The project is for the renovation and expansion of an existing community center. This use is neither prohibited or discouraged by the Land Use Compatibility Guidelines for Airport Safety Zones. The project would not result in an inconsistency with an Airport Master Plan and it would not require review by the Airport Land Use Commission. However, mitigation is included to reduce the impacts to less than significant.

c) Although the project is located within the MARB Airport Influence Area, no airports are located within two miles of the project site. As such, the project would not result in a safety hazard for people residing or working in the project area. No impact is anticipated.

d) The proposed project is not located in the vicinity of a private airstrip or heliport. No impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation:

Haz-1: Prior to issuance of building permits, the landowner shall convey an aviation easement to the March Air Reserve Base/March Inland Port (MARB/MIP) Airport or provide documentation to the Riverside County Planning Department that such conveyance has previously been recorded.

Haz-2: The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

Haz-3: A notice shall be provided to all potential purchasers and tenants of the property that states the following: NOTICE OF AIRPORT IN VICINITY This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)].

Monitoring: County

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 “Wildfire Susceptibility,” GIS database, County of Riverside General Plan, Riv Co MVAP

Findings of Fact:

a) The western portion of the Mead Valley Area Plan is subject to a risk of fire hazards due to its rural and somewhat mountainous nature as well as the oak woodlands and chaparral habitat. The proposed project site is not in the western portion of the Mead Valley Area Plan; rather, it is located in unincorporated Perris, toward the center section of the Area Plan. As such, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. No impact would occur.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HYDROLOGY AND WATER QUALITY

Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, ESA Dudek, ESA URS

Findings of Fact:

a) There are no streams or rivers present on site. Surface water drains toward the center and north-northwest on the subject property. If surface water was present, it would flow to the center, then to the north-northwest, following the gently sloping topography. While there is the potential that the project could alter existing drainage patterns during the construction phase, this would be a temporary impact, and the chance for erosion or siltation on or off site would be minimal. In order to offset any potential for impact, the project would be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) that incorporates best management practices (BMPs) to minimize the possibility for construction related run-off and sediment discharge. The project includes landscaping and half-width street improvements to Lee Road, including curb, sidewalk, and gutter. The sewer will be connected to the existing sewer line off of Clark Street. The landscaped areas in the parking lot and the perimeter of the site would serve as on-site water quality treatment, and the sports fields would also serve as a basin for water quality management plan (WQMP) purposes. A less than significant impact would occur.

b) Construction activities include grading and site preparation, which may have the potential to release pollutants (e.g., oil from construction equipment) on the site. However, the utilization of BMPs designed to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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minimize any potential runoff (see a, above) as well as compliance with state and County policies and procedures, would negate the potential for impact. A less than significant impact would occur.

c) While there is an existing well located along the eastern property line of APN#318-210-070, it does not serve the general public. According to the Final Phase I Report (Dudek 2010) prepared for the project, the well was installed on the subject property in either 2000 or 2002 and was originally intended to supply water to grow crops on the property. The proposed project would expand an existing community center and would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level because its use would not utilize a substantially greater volume beyond the current condition for the two parcels. The project will be designed as LEED Certified and will implement water conservation technology and BMPs. A less than significant impact would occur.

d) The topography of the proposed project site is characterized by relatively flat land with a gentle slope toward the north-northwest. The elevation of the subject property is approximately 1,689 feet above msl. Project implementation would expand an existing community center and create a new parking lot. While the parking lot has the potential to increase impervious surface in the area, BMPs to control runoff and protect water quality would be developed to prevent the potential for impact. Once operational a WQMP will be developed for the project's post-construction and would include BMPs such as the development of a bio-swale with native landscape, wood chip surfacing, and in addition to an existing drainage inlet, an off-site storm water drainage inlet would be constructed. A less than significant impact would occur.

e) The proposed project proposes to expand an existing community center and make half-wide street improvements to Lee Road. No housing would be developed. As such, no impact would occur.

f) The proposed project is not located within a 100-year flood hazard area. No structures that would impede or redirect flood flows are being proposed. No impact would occur.

g) Expansion of the existing community center would include the development of BMPs that would minimize any potential for the degradation of water quality during the construction and operational phases of the project. A less than significant impact would occur.

h) According to the Phase I Report (Dudek 2010) prepared for the proposed project, no stormwater control BMPs would result in significant environmental effects. No impact would occur.

Mitigation: None

Monitoring: None

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9 “100- and 500-Year Flood Hazard Zones,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, ESA Dudek, ESA URS

Findings of Fact:

a)-d) According to the Phase I ESA (Dudek 2010), EDR, Floodplain Map No. 06065C, the subject property is not located within a 100-year or a 500-year floodplain. Implementation of the proposed project would not substantially alter the existing drainage pattern of the site from its current condition; result in a change of absorption rate or the amount of surface run-off from the current condition; or, expose people or structures to a significant risk of loss, injury or death, or change the amount of surface water in any water body. No water body exists in the vicinity of the project site. No impact would occur.

Mitigation: None

Monitoring: None

LAND USE/PLANNING

Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project would expand an existing community center facility in an area designated as Very Low Density Residential (RC-VLDR). This designation allows for limited agriculture and equestrian uses. The proposed expansion includes the development of a small on-site community garden and the continuing use of an existing equestrian trail on the northern boundary of the site. No impact would occur.

b) The project would not be expected to affect land use within a city sphere of influence and/or within adjacent city of country boundaries. As previously stated, the project would expand and improve an existing community center. No impact would occur.

Mitigation: None

Monitoring: None

28. Planning

a) Be consistent with the site’s existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a)-e) The proposed project would expand an existing community center on a parcel zoned A-1-1. Typical uses include one-family dwellings, light agriculture, animal husbandry, farm animals, agricultural, mobile homes, and kennels/catteries. The County of Riverside Zoning Code designation does not prohibit community center use. As previously stated, proposed expansion includes a small community garden development and the continuing use of an existing equestrian trail.

According to the Riverside County Land Information System, parcels to the immediate north, south, east, and west of the site are zoned A-1-1. Parcels situated on the northwest corner of Rider and Brown Streets are zoned R-R-1/2 (Rural Residential). Rural residential uses allow limited animal keeping, agricultural, recreational use, compatible resource development, and associated uses and government use. As such, the proposed project would be compatible with surrounding land uses and zoning, as well as with the Comprehensive General Plan.

The proposed project would expand and improve an existing community center. It would not disrupt or divide the physical arrangement of an established community; rather, the proposed expansion of the community center would enhance the community by providing supportive, socialized activities and services to local residents, from an area previously deficient in these opportunities. No impact would occur.

Mitigation: None

Monitoring: None

MINERAL RESOURCES

Would the project

29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 “Mineral Resources Area”

Findings of Fact:

a)-d) The proposed project is located in Mineral Resource Zone (MRZ) 3, an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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undetermined. The grading associated with the Proposed Mead Valley Community Center expansion and improvement is highly unlikely to uncover any known mineral resources that have the potential to exist. The project is not located on or near a locally-important mineral resource recovery site and would not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact would occur.

Mitigation: None

Monitoring: None

NOISE

Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a)-b) Although the project is located within the March Air Reserve Base (MARB) Airport Influence Area, no airports are located within two miles of the project site; the closest airport, the Perris Valley Airport, is situated 6.7 miles to the northwest. As such, the project would not result in excessive airport noise levels for people residing or working in the project area. No impact is anticipated.

Mitigation: None

Monitoring: None

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The proposed project is not located in the vicinity of rail lines. Therefore, no impact would occur.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, project Application Materials

Findings of Fact:

The proposed project is not located in close proximity to an existing highway; I-215 is over two miles away from the site. The project does not propose any action that would expose people in or near the project site to the potential for adverse impacts related to highway noise. No impact would occur.

Mitigation: None

Monitoring: None

33. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact:

The proposed project may have the potential to impact residences within the project area during the construction phase as a result of excavation and grading. This would be considered a short-term impact. This potential for impact would be considered generally acceptable because the project would be required to be in compliance with the County of Riverside Ordinance No. 847 that places time restrictions on construction activities in order to protect sensitive receptors from construction noise impacts. See Question 34 b) and c), below, for further discussion on this subject. A less than significant impact would occur.

Mitigation: None

Monitoring: None

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, County Ordinance 847

Findings of Fact:

a) Permanent noise resulting from project implementation would come from park users and from daily outdoor activities at the community center. The existing community center opens at 8:00 a.m. and occasionally has

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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indoor and outdoor activities that last until 9:30 p.m. The expanded community center would have similar uses to the existing community center. While the project would expand the existing recreational area that covers the western half of the community center to include a children's basketball court, a children's handball court, two soccer fields, and three full-size basketball courts, the proposed project would not substantially increase the ambient noise levels in the project vicinity beyond the current condition. The placement of fences and six and eight-foot green screens on the property site would buffer the surrounding areas, which are sparsely populated, from a substantial increase in ambient noise. A less than significant impact would occur.

b)-c) Short-term construction noise impacts would occur during construction activities either from the transport of workers and movement of construction materials to and from the project sites, or from the noise generated onsite during ground clearing, grading, and construction activities. Residents surrounding the project site will likely experience some periods during construction when noise levels will exceed the thresholds provided in the County ordinance (55 dBA during daytime hours). However, the County Noise Ordinance provides a list of activities that are exempt from the Ordinance's requirements. The exemptions include noise produced by facilities owned or operated by or for a governmental agency, (Sections 2 (a)). This exemption applies to this project, as the facility will be owned by a governmental agency (the County). Therefore, the project is exempt from the requirements of the Noise Ordinance. Nevertheless, construction activity would adhere to Noise Ordinance regarding construction hours being restricted to between 7:00 a.m. and 7:00 p.m. Monday through Saturday, and no construction on Sunday and all public holidays. The construction noise impact is considered less than significant.

d) Proposed construction activities such as grading and earth moving has the potential to produce ground-borne vibrations in the short-term. However, Riverside County Ordinance No. 847 places time restrictions involving heavy equipment (see b & c, above) in order to protect sensitive receptors from impact. A less than significant impact would occur.

Mitigation: N/A

Monitoring: N/A

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: project Application Materials, GIS database, Riverside County General Plan Housing Element, ESA Dudek, ESA URS

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a)-f) The project involves expansion of, and improvements to, an existing community center. It also involves the acquisition of one parcel (APN# 318-210-070) of land so parking improvements can be implemented. The parcel currently contains one mobile/manufactured home, two storage sheds, an animal coop, and vacant, vegetated land. Project implementation would not displace substantial numbers of people, create a demand for additional housing (including affordable housing), cumulatively exceed official regional or local population projects or induce population growth in the area either directly or indirectly. No impact would occur.

Mitigation: None

Monitoring: None

PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project would expand and improve the existing community center. The Riverside County Fire Department provides fire protection and fire suppression services to the area. The Mead Valley Fire Station #59 is located less than a quarter mile to the site at 21510 Pinewood Street. The proposed Project would result in a slight increase of new daytime population on-site (from employees and patrons), and thus, would generate an incremental demand for fire protection services. The increase in service requirements would not result in the need for additional fire protection facilities as the proposed facility would not cause significant fire hazards for the area. No impact would occur.

Mitigation: None

Monitoring: None

37. Sheriff Services

Source: RCIP

Findings of Fact:

The proposed project would expand and improve the existing community center. It would not increase the localized population beyond the current condition, and, as such, would not result in the need for new sheriff's facilities or increased sheriff personnel. No impact would occur.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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38. Schools

Source: Site reconnaissance, GIS database

Findings of Fact:

The project would expand and improve the existing community center. While the Columbia Elementary School is located off Rider Street within 1/4 mile of the project site, its implementation, as a non residential development, would not increase the population beyond the current condition, and, as such, would not result in the need for new schools or increased school personnel. No impact would occur.

Mitigation: None

Monitoring: None

39. Libraries

Source: RCIP

Findings of Fact:

The project would expand and improve the existing community center. The Project, being a non-residential development, would not increase the population beyond the current condition, and, as such, would not result in the need for new library facilities or increased library personnel. No impact would occur.

Mitigation: None

Monitoring: None

40. Health Services

Source: RCIP

Findings of Fact:

The project would expand and improve the existing community center. The Project, being a non-residential development, would not increase the population beyond the current condition, and, as such, would not result in the need for new health facilities or increased health-care personnel. Rather, the expansion includes a medical/dental clinic, which would provide health services (similar to health services provided at the existing community center) thereby benefitting the community. No impact would occur.

Mitigation: None

Monitoring: None

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a)-b) The project would implement the expansion of the existing Mead Valley Community Center located on a 5.42-acre site from 17,000 square feet to a 31,000 square foot community center on a 6.86-acre site. There would be an additional 10,000 square feet (approximate) of breezeways and arcades as a part of the proposed expansion. The new facility would include a multi-purpose recreational field to be installed where the present community center baseball field currently exists. Based on the physical effects on the environment associated with the proposed expansion of the existing Mead Valley Community Center, the project is anticipated to have a less than significant impact on the environment.

c) The existing community center is located within County Service Area (CSA) 152. A CSA provides “enhanced” County/Governmental services in specified areas above the basic service level provided throughout the County. CSA’s are funded with special taxes generated from the area of service. CSA 152 is a countywide street sweeping service, but is not a CSA or recreation and park district with a community parks and recreation plan. It is not subject to Quimby fees. No impact would occur.

Mitigation: None

Monitoring: None

42. Recreational Trails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There is an existing equestrian trail located along the northern boundary of the site that would be improved with new equestrian trail surfacing material and fencing. Project implementation has the potential to impact this portion of the trail during the construction phase of the project as a result of these improvements. In the interest of safety to those who use this portion of the trail, its temporary closure would be required until construction is complete. In order to fully raise public awareness, the County of Riverside would be required to post signs in advance of the temporary closing of the trail along its northern border with Rider Street between the intersections of Brown Street and Lee Road. Signs shall be posted at the exit/entrance to the trail at the corner intersection of Brown Street and Rider Street and at the exit/entrance to the trail at the intersection of Rider Street and Lee Road. This posting would reduce the potential for impact to a less than significant level. Posting would be in addition to other public notification actions, i.e., public mailing notification to residents in the project area.

Mitigation:

MM Rec 1: The County of Riverside and/or Contractor shall temporarily close the on-site equestrian trail during the construction phase of the project. The County of Riverside and/or Contractor shall post signs in advance of the temporary closing of the trail along its northern border with Rider Street. Signs shall be posted at

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the exit/entrance to the trail at the corner intersection of Brown Street and Rider Street and at the exit/entrance to the trail at the intersection of Rider Street and Lee Road.

Monitoring: County of Riverside Economic Development Agency, Project Construction Manager

TRANSPORTATION/TRAFFIC

Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: RCIP, Site Plan, Site Reconnaissance, ITE Manual

Findings of Fact:

a)-b) The project will be constructed on a 6.86 site and includes the half-width of Lee Road. Once the construction phase of the project is complete, the operational phase of the project would begin. The construction phase of the project would involve construction workers traveling to and from the project site. However, and the increase from worker trips would be nominal due to the small size of the project. Operational traffic would be generated by workers and visitors of the community center. Table T-1, below compares the existing weekday trip generation to the proposed community center weekday trip generation.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table T-1 Weekday Trip Generation

Scenario	Land Use	Units		Daily Trip Rates		Daily Trips
Existing	Community Center	17	1,000 sf	22.88	Trips/1,000 sf ¹	389
	Single Family Residential	1	Dwelling unit	9.76	Trips/du ²	10
Subtotal						399
Proposed	Community Center	41	1,000 sf	22.88	Trips/1,000 sf ¹	938
Subtotal:						938
Net Difference:						539
¹ Source: Institute of Transportation Engineers, <i>Trip Generation, 8th Edition</i> ² Source: URBEMIS 2007 Model						

The net difference of 539 represents a 35% increase in traffic from the current condition. This increase in traffic will be dispersed throughout the day (from early morning to as late as 9:30 p.m.), as opposed to being concentrated during the a.m. and p.m. peak hours. The existing area roadways are most heavily traveled during standard peak hours and when Columbia Elementary School gets out in the afternoon, but in general the area roadways are not impacted. The project-related traffic will be dispersed throughout the day, and will not substantially alter the low existing rural use of the area roadways. The proposed project would not have a significant impact on the existing volume to capacity ratio of the local roadways. As such, any potential for impact would be considered less than significant.

c) The project would not have an effect on air transportation facilities. The nearest airport is March Air Reserve Base, which is located approximately ten miles from the project site, and would not affect air traffic patterns. No impact would occur.

d) The proposed project would not alter rail, water or air traffic as none exist at or near to the project. No impact would occur.

e) The proposed project involves half-width street improvements to Lee Road, including curb, sidewalk, and gutter. These improvements would have the potential for impact involving traffic hazards due to the temporary use of heavy machinery and equipment in the area. In addition, the Columbia Elementary School is located within ¼ mile of the project site, and there would be the potential for impact related to the peak commuting hours relative to residents and school buses transporting children to- and -from school. Implementation of **MM-Trans-1** would require that the Val Verde School District be notified of upcoming project construction no later than two weeks prior to construction. This measure would reduce the potential impact to less than significant.

f) The existing and future community center is located within County Service Area (CSA) 152. A CSA provides “enhanced” County/Governmental services in specified areas above the basic service level provided throughout the County. CSA’s are funded with special taxes generated from the area of service. CSA 152 is a countywide street sweeping service that would continue to be utilized on Rider Street and Lee Road. The improvements made to Lee Road combined with CSA 152 services would not impact maintenance of the roads beyond the current condition. No impact would occur.

g) The construction phase of the project would involve construction workers traveling to and from the project site. However, any potential for impact would be temporary, and the size of the project is small enough in magnitude and scale that any increase in circulation would only marginally contribute to the existing traffic load. While there would be a 35% increase in operational traffic during the weekday business hours (Table T-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1), this increase would be spread out over an entire weekday as opposed to being concentrated during the a.m. and p.m. peak hours. There would be less than significant impact related to circulation.

h) The project would not significantly affect emergency access or access to nearby uses. The project will provide direct access from Rider Street into the ball fields (See Figure 4). Furthermore, Cal Fire's review and approval of project plans will ensure safe access and compliance with state and local fire requirements.). No impact would occur.

i) The proposed project would not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Rather, the half-width improvements to Lee Road would improve automobile and pedestrian traffic. No impact would occur.

Mitigation:

MM Trans 1: The County and/or Contractor shall notify the Val Verde Unified School District of the proposed construction location, schedule and duration. Notification shall occur two weeks prior to start of construction.

Monitoring: County of Riverside Economic Development Agency, Project Construction Manager

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact:

There are no designated bike trails that exist on the project site. The proposed project would continue to utilize an existing equestrian trail that is located on the northern portion of the property. No impact would occur.

Mitigation: None

Monitoring: None

UTILITY AND SERVICE SYSTEMS

Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review, ITE Manual

Findings of Fact:

a)-b) The project site is within the water treatment service area of the Eastern Municipal Water District (EMWD). As such, any wastewater generated by the proposed project would be treated by EMWD wastewater treatment facilities. The project is not expected to generate an amount of wastewater that would be considered as an impact in necessitating new wastewater treatment facilities. Furthermore, a Water Quality Management Plan (WQMP) designed for the project will assist in the treatment of wastewater, and a SWPPP that incorporates

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BMPs to minimize impacts to water quality as well as impacts associated with water quality will also be prepared. Wastewater generated on the project site would be conveyed in a sanitary sewer system and treated at wastewater facilities owned and operated by the EMWD. The project will comply with existing regulations that protect water quality. A less than significant impact would occur.

Mitigation: None

Monitoring: None

46. Sewer

a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a)-b) The project would facilitate a new sewer connection to the main sewer line off of Clark Street. Only an incremental increase in wastewater will be generated with the expanded use of the community center. The project would not result in the necessity for new EMWD wastewater facilities to be developed, and the project would not result in an inadequate capacity for wastewater treatment. There is a septic tank that exists on the parcel in the process of acquisition (APN# 318-210-070), but it will not be utilized as a part of the proposed project. No impact would occur.

Mitigation: None

Monitoring: None

47. Solid Waste

a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: While the proposed project would involve the demolition of the existing community center and a mobile/manufactured home (along with two storage sheds, and an animal coop), construction and operation of the community center is not expected to generate significant volumes of solid waste. All solid waste generated by the project would be disposed at a Riverside County's permitted landfills, (El Sobrante Sanitary Landfill located at 10910 Dawson Creek Road in Corona, CA). The project would be regulated by federal, state and local government and would be required to comply with all statutes and regulations related to solid waste. No impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None

Monitoring: None

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, ESA Dudek, ESA URS

Findings of Fact:

Multiple entities provide the site with utility services. Electricity is provided by Southern California Edison; gas is provided by Southern California Gas Company; and water is provided by the Eastern Municipal Water District.

a)-d) The proposed project would use the existing electricity service, gas service, communication systems, and stormwater drainage service provided to the existing Mead Valley Community Center. It would not result in the construction of new facilities or the expansion of existing service facilities due to the incremental increase in staffing and visitation. No impact would occur.

e) The project area is designated as Very Low Density Residential (RC-VLDR) and contains minimal street lighting. Any existing street lighting that is disturbed would be protected in-place or replaced in-kind. No impact would occur.

f) The existing and future community center is located within County Service Area (CSA) 152. A CSA provides "enhanced" County/Governmental services in specified areas above the basic service level provided throughout the County. CSA's are funded with special taxes generated from the area of service. CSA 152 is a countywide street sweeping service that would continue to be utilized on Rider Street and Lee Road. The improvements made to Lee Road would not impact maintenance of the roads beyond the current condition. Maintenance of the proposed community center would not require a significant increase in the service beyond the current condition. No impact would occur.

g) The proposed project would not require or create other governmental services because of the incremental increase in staffing and visitation. No impacts would occur.

Mitigation: None

Monitoring: None

SUSTAINABILITY

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Sustainable Building Policy H-29

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The proposed project would not conflict with any adopted energy conservation plan. Rather, the project has achieved rated status with the Leadership in Energy and Environmental Design (LEED) rating system, which would put the project in compliance with the Riverside County ordinance requiring sustainable development (Sustainable Building Policy H-29). LEED is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. Buildings can qualify for four levels of certification: Certified, Silver, Gold, or Platinum. The proposed expansion of the Mead Valley Community Center, upon completion, would be LEED certified. No impact would occur.

Mitigation: None

Monitoring: None

OTHER

50. Other:

Source: Staff review

Findings of Fact: No other impacts are expected.

Mitigation: None

Monitoring: None

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: With the adherence to standard regulatory practices (e.g., Rule 403) and mitigation measures listed throughout this document (Biological Resources, MM Bio 1; Cultural Resources, MM Cultural 1 & MM Cultural 2; Geology and Soils, Recreation, MM Rec 1; and Transportation/Traffic, MM Trans 1), the impacts would be less than significant.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. The project is not regional. The purpose of the project is to provide an improved and expanded community center in need of community/recreational amenities, and will primarily provide services to the surrounding community. It will generally not generate traffic from long distances, and no significant impacts would be generated with implementation of the proposed project.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Any project impacts can be mitigated to less than significant with the measures proposed throughout this document (Biological Resources, MM Bio 1; Cultural Resources, MM Cultural 1 & MM Cultural 2; Recreation, MM Rec 1; and Transportation/Traffic, MM Trans 1). Therefore, impacts are considered less than significant.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App. 4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

SUMMARY OF MITIGATION MEASURES

Biological Resources

MM Bio 1: If project-related ground or vegetation disturbance is proposed to take place during the nesting season (February 1-August 31), a pre-activity field survey shall be conducted by a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or California Fish and Game Code are present in the construction zone. If active nests are located, no grading or heavy equipment activity shall take place within at least 500 feet of birds of prey or within 100 to 300 feet of songbirds (to be determined by a qualified biologist on a case-by-case basis).

Cultural Resources

MM Cultural 1: Should any cultural and/or archaeological resources be accidentally discovered during project construction, construction activities in the vicinity of the resource shall immediately halt and construction activities shall be moved to other parts of the project site. A Riverside County qualified archaeologist shall be retained by the County or their designee to determine the significance of the resource. If the find is determined to be a historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (*State CEQA Guidelines*), avoidance or other appropriate measures, as recommended by the archaeologist, shall be implemented. Any artifacts collected or recovered shall be cleaned, identified, catalogued, analyzed, and prepared for curation at an appropriate repository with permanent retrievable storage to allow for additional research in the future. Site records or site record updates (as appropriate) shall be prepared and submitted to the Eastern Information Center as a permanent record of the discovery.

MM Cultural 2: In the event that human remains are discovered during grading or construction of the project, the County will immediately halt work, contact the Riverside County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the *State CEQA Guidelines*. If the Riverside County Coroner determines that the remains are Native American, the County will contact the Native American Heritage Commission (NAHC), in accordance with Section 7050.6, subdivision (c) and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the County shall ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards or practices), where the Native American human remains are located, is not damaged or disturbed by further construction activity until the County has discussed and conferred with the most likely descendants, as prescribed in this section (PRC 5097.98), to obtain their recommendations, if applicable, taking into account the possibility of multiple human remains.

Hazards

MM Haz-1: Prior to issuance of building permits, the landowner shall convey an aviation easement to the March Air Reserve Base/March Inland Port (MARB/MIP) Airport or provide documentation to the Riverside County Planning Department that such conveyance has previously been recorded.

MM Haz-2: The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

MM Haz-3: A notice shall be provided to all potential purchasers and tenants of the property that states the following: *NOTICE OF AIRPORT IN VICINITY This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)].*

MM Haz-4: Due to the age of the structures at the existing community center and the potential for the presence of hazardous substances, prior to demolition of the existing community center (**APN 318-210-050 only**), an investigation shall be conducted for the presence of hazardous chemicals, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, the contaminants shall be remediated in compliance with California environmental regulations and policies.

Recreation

MM Rec 1: The County of Riverside and/or Contractor shall temporarily close the on-site equestrian trail during the construction phase of the project. The County of Riverside and/or Contractor shall post signs in advance of the temporary closing of the trail along its northern border with Rider Street. Signs shall be posted at the exit/entrance to the trail at the corner intersection of Brown Street and Rider Street and at the exit/entrance to the trail at the intersection of Rider Street and Lee Road.

Transportation/Traffic

MM Trans 1: The County and/or Contractor shall notify the Val Verde Unified School District of the proposed construction location, schedule and duration. Notification shall occur two weeks prior to start of construction.

RESOURCES

- ALUC Plan County of Riverside Airport Land Use Commission, *Airport Land Use Compatibility Plan*, October 2004 (http://www.rcaluc.org/plan_new.asp).
- AQMD Mgmt Plan South Coast Air Quality Management District, *Final 2007 Air Quality Management Plan*, June 2007. (aqmd.gov/aqmp/AQMPintro.htm).
- CARB Scoping Plan California Air Resources Board, *Climate Change Proposed Scoping Plan*, October 2008. (arb.ca.gov/cc/scopingplan/document/psp.pdf).
- ESA Dudek Dudek, *Phase I Environmental Site Assessment* for APN 318-210-070, 21155 Rider Street, Perris, CA 92570.
- ESA URS URS, *Phase I Environmental Site Assessment* for APN 318-210-050, 21091 Rider Street, Perris, Riverside County, California.
- GIS Database County of Riverside, *Riverside County Land Information System (RCLIS)*. (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>).
- Morton, D.M. Geologic map of the Steele Peak 7.5' quadrangle, Riverside County, California, version 1.0. United States Geological Survey Open-File Report 01-449. Digital preparation by R.M. Alvarez and V.M. Diep. 2001.
- Paleo URS, *Paleontological Resources Assessment of the Mead Valley Community Center, Riverside County, CA*, December 2010. (Appendix C).
- Riv Co Bio County of Riverside, *WRMSHCP Consistency Analysis for the Mead Valley Community Center*, December 2010. (Appendix B).
- Riv Co GP County of Riverside, *Riverside County Integrated Project, General Plan*, October 2003. (<http://www.rcip.org/generalplan.htm>).
- Riv Co GP EIR County of Riverside, *Riverside County Integrated Project, General Plan Final Program Environmental Impact Report*, 2003. (<http://www.rctlma.org/genplan/content/eir/volume1.html>).
- Riv Co MVAP County of Riverside, *County of Riverside General Plan, Mead Valley Area Plan*, October 2003. (www.tlma.co.riverside.ca.us/genplan/content/ap1/meadvalley.html).
- Riv Co Ord. 348 County of Riverside, *Ordinance 348 Land Use Ordinance of Riverside County Amended through Ordinance No. 348.4596*, March 2009. (http://www.rctlma.org/planning/content/zoning/ordnance/ord348_toc.html).
- Riv Co Ord. 457 County of Riverside, *Ordinance No. 457 Uniform Building Code*. (<http://www.clerkoftheboard.co.riverside.ca.us/ords/400/457.pdf>).
- Riv Co Ord. 460 County of Riverside Ordinance No. 460, *Regulating the Division of Land of the County of Riverside as Amended Through Ordinance No. 460.151*, Effective 6/3/10. (<http://rivcocob.com/ords/400/460.pdf>).

- Riv Co Ord. 484 County of Riverside *Ordinance No. 484 (As Amended Through 484.2) An Ordinance of the County Of Riverside Amending Ordinance No. 484 for the Control of Blowing Sand.* June 1972. (<http://www.clerkoftheboard.co.riverside.ca.us/ords/400/484.2.pdf>).
- Riv Co Ord. 655 County of Riverside, *Ordinance No. 655, Regulating Light Pollution*, June 1988, (www.clerkoftheboard.co.riverside.ca.us/ords/600/655.htm).
- Riv Co Ord. 754 County of Riverside *Ordinance No. 754 (As Amended through 754.2) Establishing Stormwater/Urban Runoff Management and Discharge Controls*, November 2006.
- Riv Co Ord. 847 County of Riverside *Ordinance No. 847, Regulating Noise*, (<http://www.clerkoftheboard.co.riverside.ca.us/ords/800/847.pdf>).
- Rogers, T.H. *Geologic map of California*, Santa Ana sheet, scale 1:250,000. California Division of Mines and Geology, Regional Geologic Map Series. 1965.
- Scott, Eric *Paleontology Literature/Records Review*, "Mead Valley Community Center," Riverside County, California. Records review letter report prepared by the San Bernardino County Museum, Section of Geological Sciences, Redlands, California. 2009.

APPENDIX A

Air Quality-URBEMIS Results

Combined Summer Emissions Reports (Pounds/Day)

File Name: F:\Mead Valley Community Center\Mead Valley Community Center.urb924

Project Name: Mead Valley Community Center

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
2011 TOTALS (lbs/day unmitigated)	8.49	32.53	20.33	0.01	0.60	2.19	2.21	0.13	2.01	2.02

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	0.38	0.29	1.78	0.00	0.01	0.01

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	6.26	10.24	77.75	0.09	14.65	2.93

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	6.64	10.53	79.53	0.09	14.66	2.94

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
Time Slice 1/3/2011-2/28/2011 Active Days: 41 Demolition 01/01/2011-02/28/2011	1.12	7.81	5.74	0.00	0.60	0.57	1.18	0.13	0.53	0.65
Fugitive Dust	0.00	0.00	0.00	0.00	0.60	0.00	0.60	0.12	0.00	0.12
Demo Off Road Diesel	1.05	7.22	4.58	0.00	0.00	0.55	0.55	0.00	0.50	0.50
Demo On Road Diesel	0.04	0.53	0.19	0.00	0.00	0.02	0.02	0.00	0.02	0.02
Demo Worker Trips	0.03	0.05	0.97	0.00	0.01	0.00	0.01	0.00	0.00	0.01
Time Slice 3/1/2011-3/31/2011 Active Days: 23 Mass Grading 03/01/2011-03/31/2011	2.86	23.49	12.92	0.00	0.01	1.18	1.18	0.00	1.08	1.08
Mass Grading Dust	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Off Road Diesel	2.83	23.44	11.96	0.00	0.00	1.17	1.17	0.00	1.08	1.08
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.03	0.05	0.97	0.00	0.01	0.00	0.01	0.00	0.00	0.01
Time Slice 4/1/2011-4/29/2011 Active Days: 21 Asphalt 04/01/2011-04/30/2011	4.78	32.53	20.33	0.01	0.02	2.19	2.21	0.01	2.01	2.02
Paving Off-Gas	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	2.48	15.15	9.07	0.00	0.00	1.33	1.33	0.00	1.22	1.22
Paving On Road Diesel	0.06	0.79	0.29	0.00	0.00	0.03	0.03	0.00	0.03	0.03

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Paving Worker Trips	0.06	0.11	1.93	0.00	0.01	0.01	0.02	0.00	0.01	0.01
Trenching 04/01/2011-04/30/2011	1.98	16.48	9.04	0.00	0.01	0.83	0.83	0.00	0.76	0.76
Trenching Off Road Diesel	1.95	16.42	8.07	0.00	0.00	0.82	0.82	0.00	0.76	0.76
Trenching Worker Trips	0.03	0.05	0.97	0.00	0.01	0.00	0.01	0.00	0.00	0.00
Time Slice 5/2/2011-12/30/2011 Active Days: 175	8.49	16.20	13.76	0.00	0.02	1.16	1.18	0.01	1.07	1.07
Building 05/01/2011-12/31/2011	3.49	16.20	13.70	0.00	0.02	1.16	1.18	0.01	1.07	1.07
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05
Building Vendor Trips	0.03	0.38	0.33	0.00	0.00	0.02	0.02	0.00	0.01	0.01
Building Worker Trips	0.08	0.14	2.53	0.00	0.02	0.01	0.03	0.01	0.01	0.01
Coating 05/01/2011-12/31/2011	4.99	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	4.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Assumptions

Phase: Demolition 1/1/2011 - 2/28/2011 - Default Demolition Description

Building Volume Total (cubic feet): 57960

Building Volume Daily (cubic feet): 1417.47

On Road Truck Travel (VMT): 19.69

Off-Road Equipment:

- 1 Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day
- 2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

Phase: Mass Grading 3/1/2011 - 3/31/2011 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 6.86

Maximum Daily Acreage Disturbed: 0

Fugitive Dust Level of Detail: Default

10 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 4/1/2011 - 4/30/2011 - Default Trenching Description

Off-Road Equipment:

- 2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 4/1/2011 - 4/30/2011 - Default Paving Description

Acres to be Paved: 1.72

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
- 1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day
- 1 Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

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Use: Building Construction 5/1/2011 - 12/31/2011 - Default Building Construction Description

Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day
- 1 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day
- 3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Use: Architectural Coating 5/1/2011 - 12/31/2011 - Default Architectural Coating Description

- Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100
- Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50
- Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250
- Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100
- Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250
- Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Area Source Unmitigated Detail Report:

EA SOURCE EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5
Natural Gas	0.02	0.27	0.23	0.00	0.00	0.00
Earth - No Summer Emissions						
Landscape	0.12	0.02	1.55	0.00	0.01	0.01
Consumer Products	0.00					
Architectural Coatings	0.24					
TOTALS (lbs/day, unmitigated)	0.38	0.29	1.78	0.00	0.01	0.01

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25
Community Center	6.26	10.24	77.75	0.09	14.65	2.93
TOTALS (lbs/day, unmitigated)	6.26	10.24	77.75	0.09	14.65	2.93

Operational Settings:

- Does not include correction for passby trips
- Does not include double counting adjustment for internal trips
- Analysis Year: 2012 Temperature (F): 80 Season: Summer
- Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Community Center		22.88	1000 sq ft	41.00	938.08	8,417.39
					938.08	8,417.39

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	45.5	0.7	99.1	0.2
Light Truck < 3750 lbs	9.5	1.1	93.6	5.3
Light Truck 3751-5750 lbs	21.9	0.5	99.5	0.0
Med Truck 5751-8500 lbs	12.1	0.8	99.2	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.9	0.0	78.9	21.1
Lite-Heavy Truck 10,001-14,000 lbs	0.6	0.0	50.0	50.0
Med-Heavy Truck 14,001-33,000 lbs	0.8	0.0	12.5	87.5
Heavy-Heavy Truck 33,001-60,000 lbs	1.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	4.5	57.8	42.2	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.5	0.0	86.7	13.3

Travel Conditions

	Residential			Commuter	Commercial	
	Home-Work	Home-Shop	Home-Other		Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
Community Center				2.0	1.0	97.0

Combined Winter Emissions Reports (Pounds/Day)

File Name: F:\Mead Valley Community Center\Mead Valley Community Center.urb924

Project Name: Mead Valley Community Center

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
2011 TOTALS (lbs/day unmitigated)	8.49	32.53	20.33	0.01	0.60	2.19	2.21	0.13	2.01	2.02

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	0.26	0.27	0.23	0.00	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	7.00	12.16	75.70	0.08	14.65	2.93

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	7.26	12.43	75.93	0.08	14.65	2.93

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
Time Slice 1/3/2011-2/28/2011 Active	1.12	7.81	5.74	0.00	0.60	0.57	1.18	0.13	0.53	0.65
Asphalt Paving 01/01/2011-02/28/2011	1.12	7.81	5.74	0.00	0.60	0.57	1.18	0.13	0.53	0.65
Fugitive Dust	0.00	0.00	0.00	0.00	0.60	0.00	0.60	0.12	0.00	0.12
Demo Off Road Diesel	1.05	7.22	4.58	0.00	0.00	0.55	0.55	0.00	0.50	0.50
Demo On Road Diesel	0.04	0.53	0.19	0.00	0.00	0.02	0.02	0.00	0.02	0.02
Demo Worker Trips	0.03	0.05	0.97	0.00	0.01	0.00	0.01	0.00	0.00	0.01
Time Slice 3/1/2011-3/31/2011 Active	2.86	23.49	12.92	0.00	0.01	1.18	1.18	0.00	1.08	1.08
Mass Grading 03/01/2011-03/31/2011	2.86	23.49	12.92	0.00	0.01	1.18	1.18	0.00	1.08	1.08
Mass Grading Dust	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Off Road Diesel	2.83	23.44	11.96	0.00	0.00	1.17	1.17	0.00	1.08	1.08
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.03	0.05	0.97	0.00	0.01	0.00	0.01	0.00	0.00	0.01
Time Slice 4/1/2011-4/29/2011 Active	4.78	32.53	20.33	0.01	0.02	2.19	2.21	0.01	2.01	2.02
Asphalt Paving 04/01/2011-04/30/2011	2.81	16.06	11.29	0.00	0.02	1.36	1.38	0.01	1.25	1.26
Paving Off-Gas	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	2.48	15.15	9.07	0.00	0.00	1.33	1.33	0.00	1.22	1.22
Paving On Road Diesel	0.06	0.79	0.29	0.00	0.00	0.03	0.03	0.00	0.03	0.03
Paving Worker Trips	0.06	0.11	1.93	0.00	0.01	0.01	0.02	0.00	0.01	0.01

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Trenching 04/01/2011-04/30/2011	1.98	16.48	9.04	0.00	0.01	0.83	0.83	0.00	0.76	0.76
Trenching Off Road Diesel	1.95	16.42	8.07	0.00	0.00	0.82	0.82	0.00	0.76	0.76
Trenching Worker Trips	0.03	0.05	0.97	0.00	0.01	0.00	0.01	0.00	0.00	0.01
Time Slice 5/2/2011-12/30/2011 Active	8.49	16.20	13.76	0.00	0.02	1.16	1.18	0.01	1.07	1.07
Days: 175										
Building 05/01/2011-12/31/2011	3.49	16.20	13.70	0.00	0.02	1.16	1.18	0.01	1.07	1.07
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05
Building Vendor Trips	0.03	0.38	0.33	0.00	0.00	0.02	0.02	0.00	0.01	0.01
Building Worker Trips	0.08	0.14	2.53	0.00	0.02	0.01	0.03	0.01	0.01	0.01
Coating 05/01/2011-12/31/2011	4.99	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	4.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Assumptions

Phase: Demolition 1/1/2011 - 2/28/2011 - Default Demolition Description

Building Volume Total (cubic feet): 57960

Building Volume Daily (cubic feet): 1417.47

On Road Truck Travel (VMT): 19.69

Off-Road Equipment:

- 1 Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day
- 2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

Phase: Mass Grading 3/1/2011 - 3/31/2011 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 6.86

Maximum Daily Acreage Disturbed: 0

Fugitive Dust Level of Detail: Default

10 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 4/1/2011 - 4/30/2011 - Default Trenching Description

Off-Road Equipment:

- 2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 4/1/2011 - 4/30/2011 - Default Paving Description

Acres to be Paved: 1.72

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
- 1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day
- 1 Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 5/1/2011 - 12/31/2011 - Default Building Construction Description

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Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day
- Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day
- 3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Use: Architectural Coating 5/1/2011 - 12/31/2011 - Default Architectural Coating Description

Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100

Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50

Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250

Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100

Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5
Natural Gas	0.02	0.27	0.23	0.00	0.00	0.00
Earth	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping - No Winter Emissions						
Consumer Products	0.00					
Architectural Coatings	0.24					
TALS (lbs/day, unmitigated)	0.26	0.27	0.23	0.00	0.00	0.00

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM2.5
Community Center	7.00	12.16	75.70	0.08	14.65	2.93
TALS (lbs/day, unmitigated)	7.00	12.16	75.70	0.08	14.65	2.93

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2012 Temperature (F): 60 Season: Winter

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Community Center		22.88	1000 sq ft	41.00	938.08	8,417.39
					938.08	8,417.39

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	45.5	0.7	99.1	0.2
Light Truck < 3750 lbs	9.5	1.1	93.6	5.3
Light Truck 3751-5750 lbs	21.9	0.5	99.5	0.0
Med Truck 5751-8500 lbs	12.1	0.8	99.2	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.9	0.0	78.9	21.1
Lite-Heavy Truck 10,001-14,000 lbs	0.6	0.0	50.0	50.0
Med-Heavy Truck 14,001-33,000 lbs	0.8	0.0	12.5	87.5
Heavy-Heavy Truck 33,001-60,000 lbs	1.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	4.5	57.8	42.2	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.5	0.0	86.7	13.3

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
Community Center				2.0	1.0	97.0

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Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: F:\Mead Valley Community Center\Mead Valley Community Center.urb924

Project Name: Mead Valley Community Center

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>CO2</u>
2011 TOTALS (tons/year unmitigated)	260.87

AREA SOURCE EMISSION ESTIMATES

	<u>CO2</u>
TOTALS (tons/year, unmitigated)	60.37

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>CO2</u>
TOTALS (tons/year, unmitigated)	1,581.46

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>CO2</u>
TOTALS (tons/year, unmitigated)	1,641.83

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

	<u>CO2</u>
11	260.87
Demolition 01/01/2011-02/28/2011	18.62
Fugitive Dust	0.00
Demo Off Road Diesel	14.36
Demo On Road Diesel	1.71
Demo Worker Trips	2.55
Mass Grading 03/01/2011-03/31/2011	27.27
Mass Grading Dust	0.00
Mass Grading Off Road Diesel	25.84

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Mass Grading On Road Diesel	0.00
Mass Grading Worker Trips	1.43
Asphalt 04/01/2011-04/30/2011	17.28
Paving Off-Gas	0.00
Paving Off Road Diesel	13.36
Paving On Road Diesel	1.31
Paving Worker Trips	2.61
Trenching 04/01/2011-04/30/2011	19.31
Trenching Off Road Diesel	18.00
Trenching Worker Trips	1.31
Building 05/01/2011-12/31/2011	177.76
Building Off Road Diesel	141.85
Building Vendor Trips	7.35
Building Worker Trips	28.56
Coating 05/01/2011-12/31/2011	0.63
Architectural Coating	0.00
Coating Worker Trips	0.63

Phase Assumptions

Phase: Demolition 1/1/2011 - 2/28/2011 - Default Demolition Description

Building Volume Total (cubic feet): 57960

Building Volume Daily (cubic feet): 1417.47

On Road Truck Travel (VMT): 19.69

Off-Road Equipment:

1 Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day

2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

Phase: Mass Grading 3/1/2011 - 3/31/2011 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 6.86

Maximum Daily Acreage Disturbed: 0

Fugitive Dust Level of Detail: Default

10 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

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Phase: Trenching 4/1/2011 - 4/30/2011 - Default Trenching Description

Off-Road Equipment:

- Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 4/1/2011 - 4/30/2011 - Default Paving Description

Area to be Paved: 1.72

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
- Compactors (100 hp) operating at a 0.62 load factor for 7 hours per day
- Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 5/1/2011 - 12/31/2011 - Default Building Construction Description

Off-Road Equipment:

- Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day
- Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day
- 3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Phase: Architectural Coating 5/1/2011 - 12/31/2011 - Default Architectural Coating Description

- Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100
- Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50
- Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250
- Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100
- Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250
- Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

<u>Source</u>	<u>CO2</u>
Natural Gas	59.86
Earth	0.00
Landscape	0.51
Consumer Products	
Architectural Coatings	

TOTALS (tons/year, unmitigated) 60.37

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	CO2
Community Center	1,581.46
TOTALS (tons/year, unmitigated)	1,581.46

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2012 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Community Center		22.88	1000 sq ft	41.00	938.08	8,417.39
					938.08	8,417.39

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	45.5	0.7	99.1	0.2
Light Truck < 3750 lbs	9.5	1.1	93.6	5.3
Light Truck 3751-5750 lbs	21.9	0.5	99.5	0.0
Med Truck 5751-8500 lbs	12.1	0.8	99.2	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.9	0.0	78.9	21.1
Lite-Heavy Truck 10,001-14,000 lbs	0.6	0.0	50.0	50.0
Med-Heavy Truck 14,001-33,000 lbs	0.8	0.0	12.5	87.5
Heavy-Heavy Truck 33,001-60,000 lbs	1.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	4.5	57.8	42.2	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.5	0.0	86.7	13.3

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Suburban Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
Community Center				2.0	1.0	97.0

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Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: F:\Mead Valley Community Center\Mead Valley Community Center Const LST.urb924

Project Name: Mead Valley Community Center

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emission2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
2011 TOTALS (lbs/day unmitigated)	32.53	20.33	0.60	2.19	2.21	0.13	2.01	2.02

AREA SOURCE EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	0.29	1.78	0.01	0.01

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	10.24	77.75	14.65	2.93

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	10.53	79.53	14.66	2.94

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

	<u>NOx</u>	<u>CO</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
Time Slice 1/3/2011-2/28/2011 Active Days: 41	7.28	5.55	0.60	0.55	1.15	0.13	0.51	0.63
Demolition 01/01/2011-02/28/2011	7.28	5.55	0.60	0.55	1.15	0.13	0.51	0.63
Fugitive Dust	0.00	0.00	0.60	0.00	0.60	0.12	0.00	0.12
Demo Off Road Diesel	7.22	4.58	0.00	0.55	0.55	0.00	0.50	0.50
Demo On Road Diesel	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Demo Worker Trips	0.05	0.97	0.01	0.00	0.01	0.00	0.00	0.01
Time Slice 3/1/2011-3/31/2011 Active Days: 23	23.49	12.92	0.01	1.18	1.18	0.00	1.08	1.08
Mass Grading 03/01/2011- 03/31/2011	23.49	12.92	0.01	1.18	1.18	0.00	1.08	1.08
Mass Grading Dust	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Off Road Diesel	23.44	11.96	0.00	1.17	1.17	0.00	1.08	1.08

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Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.05	0.97	0.01	0.00	0.01	0.00	0.00	0.01
Time Slice 4/1/2011-4/29/2011 Active Days: 21	32.53	20.33	0.02	2.19	2.21	0.01	2.01	2.02
Asphalt 04/01/2011-04/30/2011	16.06	11.29	0.02	1.36	1.38	0.01	1.25	1.26
Paving Off-Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	15.15	9.07	0.00	1.33	1.33	0.00	1.22	1.22
Paving On Road Diesel	0.79	0.29	0.00	0.03	0.03	0.00	0.03	0.03
Paving Worker Trips	0.11	1.93	0.01	0.01	0.02	0.00	0.01	0.01
Trenching 04/01/2011-04/30/2011	16.48	9.04	0.01	0.83	0.83	0.00	0.76	0.76
Trenching Off Road Diesel	16.42	8.07	0.00	0.82	0.82	0.00	0.76	0.76
Trenching Worker Trips	0.05	0.97	0.01	0.00	0.01	0.00	0.00	0.01
Time Slice 5/2/2011-12/30/2011 Days: 175	16.20	13.76	0.02	1.16	1.18	0.01	1.07	1.07
Building 05/01/2011-12/31/2011	16.20	13.70	0.02	1.16	1.18	0.01	1.07	1.07
Building Off Road Diesel	15.67	10.85	0.00	1.14	1.14	0.00	1.05	1.05
Building Vendor Trips	0.38	0.33	0.00	0.02	0.02	0.00	0.01	0.02
Building Worker Trips	0.14	2.53	0.02	0.01	0.03	0.01	0.01	0.01
Coating 05/01/2011-12/31/2011	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00

Phase Assumptions

Phase: Demolition 1/1/2011 - 2/28/2011 - Default Demolition Description

Building Volume Total (cubic feet): 57960

Building Volume Daily (cubic feet): 1417.47

On Road Truck Travel (VMT): 0.2

Off-Road Equipment:

Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day

2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

Phase: Mass Grading 3/1/2011 - 3/31/2011 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 6.86

Maximum Daily Acreage Disturbed: 0

Fugitive Dust Level of Detail: Default

10 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

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Phase: Trenching 4/1/2011 - 4/30/2011 - Default Trenching Description

Off-Road Equipment:

- 2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 4/1/2011 - 4/30/2011 - Default Paving Description

Acres to be Paved: 1.72

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
- 1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day
- 1 Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 5/1/2011 - 12/31/2011 - Default Building Construction Description

Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day
- 3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Phase: Architectural Coating 5/1/2011 - 12/31/2011 - Default Architectural Coating Description

- Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100
- Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50
- Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250
- Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100
- Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250
- Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Urbemis 2007 Version 9.2.4

Combined Winter Emissions Reports (Pounds/Day)

File Name: F:\Mead Valley Community Center\Mead Valley Community Center Const LST.urb924

Project Name: Mead Valley Community Center

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
2011 TOTALS (lbs/day unmitigated)	32.53	20.33	0.60	2.19	2.21	0.13	2.01	2.02

AREA SOURCE EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	0.27	0.23	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	12.16	75.70	14.65	2.93

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	12.43	75.93	14.65	2.93

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

	<u>NOx</u>	<u>CO</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
Time Slice 1/3/2011-2/28/2011 Active Days: 41	7.28	5.55	0.60	0.55	1.15	0.13	0.51	0.63
Demolition 01/01/2011-02/28/2011	7.28	5.55	0.60	0.55	1.15	0.13	0.51	0.63
Fugitive Dust	0.00	0.00	0.60	0.00	0.60	0.12	0.00	0.12
Demo Off Road Diesel	7.22	4.58	0.00	0.55	0.55	0.00	0.50	0.50
Demo On Road Diesel	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Demo Worker Trips	0.05	0.97	0.01	0.00	0.01	0.00	0.00	0.01
Time Slice 3/1/2011-3/31/2011 Active Days: 23	23.49	12.92	0.01	1.18	1.18	0.00	1.08	1.08
Mass Grading 03/01/2011- 03/31/2011	23.49	12.92	0.01	1.18	1.18	0.00	1.08	1.08
Mass Grading Dust	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Off Road Diesel	23.44	11.96	0.00	1.17	1.17	0.00	1.08	1.08

1/31/2011 08:55:27 AM

Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.05	0.97	0.01	0.00	0.01	0.00	0.00	0.01
Time Slice 4/1/2011-4/29/2011 Active	32.53	20.33	0.02	2.19	2.21	0.01	2.01	2.02
Days: 21								
Asphalt 04/01/2011-04/30/2011	16.06	11.29	0.02	1.36	1.38	0.01	1.25	1.26
Paving Off-Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	15.15	9.07	0.00	1.33	1.33	0.00	1.22	1.22
Paving On Road Diesel	0.79	0.29	0.00	0.03	0.03	0.00	0.03	0.03
Paving Worker Trips	0.11	1.93	0.01	0.01	0.02	0.00	0.01	0.01
Trenching 04/01/2011-04/30/2011	16.48	9.04	0.01	0.83	0.83	0.00	0.76	0.76
Trenching Off Road Diesel	16.42	8.07	0.00	0.82	0.82	0.00	0.76	0.76
Trenching Worker Trips	0.05	0.97	0.01	0.00	0.01	0.00	0.00	0.01
Time Slice 5/2/2011-12/30/2011	16.20	13.76	0.02	1.16	1.18	0.01	1.07	1.07
Active Days: 175								
Building 05/01/2011-12/31/2011	16.20	13.70	0.02	1.16	1.18	0.01	1.07	1.07
Building Off Road Diesel	15.67	10.85	0.00	1.14	1.14	0.00	1.05	1.05
Building Vendor Trips	0.38	0.33	0.00	0.02	0.02	0.00	0.01	0.02
Building Worker Trips	0.14	2.53	0.02	0.01	0.03	0.01	0.01	0.01
Coating 05/01/2011-12/31/2011	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00

Phase Assumptions

Phase: Demolition 1/1/2011 - 2/28/2011 - Default Demolition Description

Building Volume Total (cubic feet): 57960

Building Volume Daily (cubic feet): 1417.47

On Road Truck Travel (VMT): 0.2

Off-Road Equipment:

1 Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day

2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

Phase: Mass Grading 3/1/2011 - 3/31/2011 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 6.86

Maximum Daily Acreage Disturbed: 0

Fugitive Dust Level of Detail: Default

10 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

31/2011 08:55:27 AM

Phase: Trenching 4/1/2011 - 4/30/2011 - Default Trenching Description

Off-Road Equipment:

- 1 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 4/1/2011 - 4/30/2011 - Default Paving Description

Acres to be Paved: 1.72

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
- 1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day
- 1 Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 5/1/2011 - 12/31/2011 - Default Building Construction Description

Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day
- 1 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day
- 1 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Phase: Architectural Coating 5/1/2011 - 12/31/2011 - Default Architectural Coating Description

- Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100
- Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50
- Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250
- Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100
- Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250
- Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: F:\Mead Valley Community Center\Mead Valley Community Center LST.urb924

Project Name: Mead Valley Community Center LST

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

AREA SOURCE EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	0.29	1.78	0.01	0.01

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	1.22	10.54	0.51	0.11

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	1.51	12.32	0.52	0.12

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

<u>Source</u>	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
Natural Gas	0.27	0.23	0.00	0.00
Hearth - No Summer Emissions				
Landscape	0.02	1.55	0.01	0.01
Consumer Products				
Architectural Coatings				
TOTALS (lbs/day, unmitigated)	0.29	1.78	0.01	0.01

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	NOX	CO	PM10	PM25
Community Center	1.22	10.54	0.51	0.11
TOTALS (lbs/day, unmitigated)	1.22	10.54	0.51	0.11

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2012 Temperature (F): 80 Season: Summer

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Community Center		22.88	1000 sq ft	41.00	938.08	281.42
					938.08	281.42

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	45.5	0.7	99.1	0.2
Light Truck < 3750 lbs	9.5	1.1	93.6	5.3
Light Truck 3751-5750 lbs	21.9	0.5	99.5	0.0
Med Truck 5751-8500 lbs	12.1	0.8	99.2	0.0
Med-Heavy Truck 8501-10,000 lbs	1.9	0.0	78.9	21.1
Med-Heavy Truck 10,001-14,000 lbs	0.6	0.0	50.0	50.0
Med-Heavy Truck 14,001-33,000 lbs	0.8	0.0	12.5	87.5
Heavy-Heavy Truck 33,001-60,000 lbs	1.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	4.5	57.8	42.2	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.5	0.0	86.7	13.3

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	0.3	0.3	0.3	0.3	0.3	0.3
Rural Trip Length (miles)	17.5	12.1	14.9	15.4	9.6	12.6
Typical speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
Community Center				2.0	1.0	97.0

Urbemis 2007 Version 9.2.4

Combined Winter Emissions Reports (Pounds/Day)

File Name: F:\Mead Valley Community Center\Mead Valley Community Center LST.urb924

Project Name: Mead Valley Community Center LST

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

AREA SOURCE EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	0.27	0.23	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	1.42	13.42	0.51	0.11

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
TOTALS (lbs/day, unmitigated)	1.69	13.65	0.51	0.11

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

<u>Source</u>	<u>NOx</u>	<u>CO</u>	<u>PM10</u>	<u>PM2.5</u>
Natural Gas	0.27	0.23	0.00	0.00
Hearth	0.00	0.00	0.00	0.00
Landscaping - No Winter Emissions				
Consumer Products				
Architectural Coatings				
TOTALS (lbs/day, unmitigated)	0.27	0.23	0.00	0.00

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

Source	NOX	CO	PM10	PM25
Community Center	1.42	13.42	0.51	0.11
TOTALS (lbs/day, unmitigated)	1.42	13.42	0.51	0.11

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2012 Temperature (F): 60 Season: Winter

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Community Center		22.88	1000 sq ft	41.00	938.08	281.42
					938.08	281.42

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	45.5	0.7	99.1	0.2
Light Truck < 3750 lbs	9.5	1.1	93.6	5.3
Light Truck 3751-5750 lbs	21.9	0.5	99.5	0.0
Medium Truck 5751-8500 lbs	12.1	0.8	99.2	0.0
Light-Heavy Truck 8501-10,000 lbs	1.9	0.0	78.9	21.1
Medium-Heavy Truck 10,001-14,000 lbs	0.6	0.0	50.0	50.0
Heavy-Heavy Truck 14,001-33,000 lbs	0.8	0.0	12.5	87.5
Super-Heavy Truck 33,001-60,000 lbs	1.5	0.0	0.0	100.0
Inter City Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	4.5	57.8	42.2	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.5	0.0	86.7	13.3

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Average Trip Length (miles)	0.3	0.3	0.3	0.3	0.3	0.3
Rural Trip Length (miles)	17.5	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
Total Trips - Residential	32.9	18.0	49.1			
Total Trips - Commercial (by land use)						
Community Center				2.0	1.0	97.0

APPENDIX B

Biological Resources and WRMSHCP Consistency Report

WRMSHCP CONSISTENCY ANALYSIS FOR THE MEAD VALLEY COMMUNITY CENTER

Prepared December 21, 2010, by:

**Jared Bond
Senior Ecological Resources Specialist
Riverside County Planning Department
Environmental Programs Division
(951) 955-0314
jbond@rctlma.org**

Prepared for:

**Vikki Kuntz
Planner
Riverside County Economic Development Agency**

PURPOSE/PROJECT SCOPE:

The purpose of this report is to provide analysis of all sensitive biological resources present on the Mead Valley Community Center project site located within APN 318-210-050 & 318-210-070 in the Mead Valley area of Riverside County. The report will also provide discussion on how the proposed project shall meet the requirements of the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). The Riverside County Economic Development Agency (EDA) is proposing to expand to existing Mead Valley Community Center to accommodate additional buildings and parking. The existing Mead Valley Community Center is approximately 5.49 acres and is located entirely within APN 318-210-050. The project propose to expand into the 1.44 acre parcel (APN: 318-210-070) located directly to the east currently supporting a single-family home. The project site can also be described as being located within the Steele Peak Quadrangle (Section 15, Township 4 South, Range 4 West). A map showing the general project area can be found in Appendix A.

This review includes an analysis of the Cell Criteria for the parcels under consideration and compliance with Sections 6.1.2, 6.1.3, 6.1.4 & 6.3.2 of the WRMSHCP. This parcel is within the survey area for burrowing owl.

INTRODUCTION & METHODOLOGY:

Prior to the site assessment, the Environmental Programs Division (EPD) of the Planning Department conducted a review of the WRMSHCP required species surveys for this area, the CNDDDB for sensitive species observed in the vicinity, and aerial photos of the general area of the site. This site was visited by EPD biologist, Jared Bond at 10:00 AM on Wednesday, December 15, 2010. The entire project site including existing community center, access roads, and expansion parcel was closely examined for potential sensitive biological resources. Weather conditions during the site visit were cloudy with no wind. Temperature at the start of the survey was approximately 50° Fahrenheit. Weather conditions were captured using a Kestrel 2500 Pocket Weather Meter.

SITE CONDITIONS:

The existing Mead Valley Community Center is located west of Interstate 215 and south of Cajalco Road, between Brown and Clark Street, in Mead Valley. The proposed project site supports an existing already operating community center that is devoid of native vegetation communities. The site supports a lawn, baseball field, ornamental landscaping, and large eucalyptus trees. The parcel located directly to the east that will be used for expansion of the existing facility currently supports a single family home. The parcel is highly disturbed and supports non-native and ruderal grass species. The site was dominated by non native vegetation including, pepper tree (*Schinus mole*), Russian thistle (*Salsola tragus*), and eucalyptus (*Eucalyptus globules*). Both parcels are highly disturbed and lack natural communities.

Soils on-site are coarse and identified as Hanford coarse on the Web Soil Survey. A soils map can be found in Appendix C. No sensitive or special status plant or animal species were observed on-site and wildlife activity was relatively minimal. The only wildlife species observed during the site visit was common raven (*Corvus corax*) as temperature and cloud cover kept wildlife activity to a minimum.

MSHCP CELL CRITERIA:

The Mead Valley Community Center project site is not located within any WRMSHCP Cell, thus a criteria analysis and completion of the Habitat Acquisition and Negotiation Process (HANS) is not required.

SECTION 6.1.2 – Riverine/Riparian Areas:

There are no natural watercourses or riparian habitat within the survey area. In addition, there are no depressional areas which could support formation of vernal pools or potential fairy shrimp habitat within the survey area. This analysis shall satisfy Section 6.1.2 of the WRMSHCP.

SECTION 6.1.3 – Narrow Endemic Plant Species:

The proposed project site is not within the survey area for any Narrow Endemic Plants thus further evaluation is not required. This analysis shall satisfy Section 6.1.3 of the WRMSHCP.

SECTION 6.1.4 – Urban/Wildlands Interface Guidelines:

This proposed project site is not located within any WRMSHCP Cell nor is it located within close proximity to any conserved areas thus Urban/Wildlands Interface Guidelines do not apply. This analysis shall satisfy Section 6.1.4 of the WRMSHCP.

SECTION 6.3.2 – Other Species Surveys:

The site is within the survey area for burrowing owl thus a burrowing owl habitat assessment was conducted on December 15, 2010. Based on the existing facility and associated disturbance, both parcels lacked any small mammal burrows or burrows suitable for burrowing owl occupation. Majority of both parcels support sod grass that precludes small mammal activity and burrow creation. The 150 meter buffer area was visually inspected for any sign of burrowing owl occupation. No suitable habitat exists within the proposed project site or within the 150-meter buffer area due to a lack of suitable burrows. No further surveys are required and this analysis shall satisfy Section 6.3.2 of the WRMSHCP. Site photos can be found in Appendix C.

CONCLUSION:

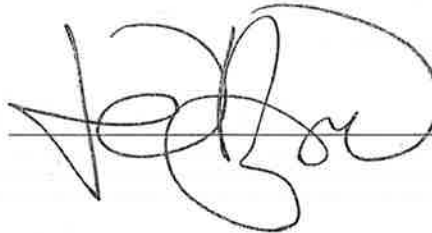
No suitable habitat for burrowing owl occurs on-site. No further burrowing owl surveys are required at this time. Due to the large eucalyptus trees planted within and surrounding the project site, it is recommended that a nesting bird clearance survey be conducted prior to site preparation or grading in order to avoid impacts to nesting birds. A nesting bird clearance survey shall be conducted, if construction commences during the breeding season (February 1-August 31). Based on the results of the habitat assessment the proposed project is consistent with the WRMSHCP.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the information required for this biological evaluation and the statements provided are true and correct to the best of my knowledge and belief.

DATE: 12/21/10

SIGNED: _____

A handwritten signature in black ink, appearing to be 'J. J. ...', written over a horizontal line.

REFERENCES:

Clarke, Oscar F. 2007 *Flora of the Santa Ana River and Environs*. Heyday Books. Berkeley, California

Dudek & Associates. 2003. Western Riverside County Multiple Species Habitat Conservation Plan

National Geographic Society. 1987 *National Geographic Society Field Guide to the Birds of North America*. 2nd Edition. National Geographic Society, Washington DC.

Robert, Fred M. Jr., White, Scott D., Sanders, Andrew C., Bramlet, David E., & Boyd, Steve 2004 *The Vascular Plants of Western Riverside County, California*. F.M. Roberts Publications. San Luis Rey, California

Stebbins, Robert C. 1985 *Petersen Field Guide to Western Reptiles and Amphibians*. Houghton-Mifflin Company. Boston, Massachusetts

U.S. Department of the Interior, Geological Survey. 1997 Lake Elsinore, Riverside County, CA 7.5 minute USGS Quadrangle Map.

APPENDIX A – PROJECT LOCATION



Selected parcel(s):
318-210-050 318-210-070



SELECTED PARCEL



WRCMSHCP BOUNDARY



USGS QUAD



PARCEL

APPENDIX B – SOIL MAP



Western Riverside Area, California (CA679)

Map Unit Symbol	Map Unit Name
GyC2	Greenfield sandy loam, 2 to 8 percent slopes, eroded
HcC	Hanford coarse, 2 to 8 percent slopes,
MmD2	Monserate sandy loam, 8 to 15 percent slopes, eroded
MmB	Monserate sandy loam, 0 to 5 percent slopes, eroded

APPENDIX C – SITE PHOTOS



Photo 1: Looking southeast across existing Mead Valley Community Center

APPENDIX C

Paleontological Report

**PALEONTOLOGICAL RESOURCE
ASSESSMENT OF THE MEAD VALLEY
COMMUNITY CENTER, RIVERSIDE
COUNTY, CALIFORNIA**

Prepared for:

**Redevelopment Agency
for the
County of Riverside**
3403 10th Street, 5th Floor
Riverside, CA 92501

Prepared by:

Joe D. Stewart, Ph.D., Paleontological Resource Specialist
Michael J. Williams, Ph.D., Paleontologist

Survey conducted:

December 27, 2010

URS

4505 Allstate Drive, Suite 7
Riverside, CA 92051
951-778-9601

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- Figure 2 Vicinity Mead Valley
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Appendices

- Appendix A Paleontological Records Search

PROJECT BACKGROUND AND UNDERTAKING

The Redevelopment Agency is proposing to renovate the existing 5.42 acre community center property (APN: 318-210-050), that will include an adjacent 1.44 acre property (APN: 318-210-070), to the easterly side totaling 6.86 acres. The proposed project involves the demolition of the existing facilities and the design and construction of a new full service community center facility, consisting of approximately 35,000 square feet. The full scope of construction includes the demolition of the existing facilities and construction of child care classrooms, community room, senior center, medical/dental clinic, kitchen, multi-purpose recreational field, basketball court, community garden, tot-lot, parking lot, landscaping, and off-site street and sewer infrastructure improvements. There will be ½ width street improvements to Lee Road and the sewer will be tied in to the already existing main sewer line off of Clark Street.

SCOPE AND METHODOLOGY

A paleontologist from URS Corporation surveyed the property for paleontological resources on 12/27/2010. The survey was conducted by URS Corporation to ascertain if paleontological resources were present and find out possible affects, in compliance with the California Environmental Quality Act (CEQA) and Riverside County's guidelines for paleontological resources. The scope of this work included paleontological resources record searches at the San Bernardino County Museum (SBCM) and a pedestrian survey of the project site, conforming to the Guidelines of the Society of Vertebrate Paleontology.

RESULTS AND MITIGATION

Paleontological Resources

The paleontological resources record search from SBCM stated the project site "is situated entirely upon surface exposures of granitic rocks of the Val Verde Pluton (=unit Kvt)" (Scott, 2011). The pedestrian survey conducted on 12/27/2010 confirmed these results. Granitic igneous rocks have low potential to yield any fossil remains, and therefore, no paleontological mitigation needs to be considered.

SECTION 1 INTRODUCTION**1.1 PROJECT UNDERTAKING AND LOCATION**

The Redevelopment Agency is proposing to renovate the existing 5.42 acre community center property (APN: 318-210-050), that will include an adjacent 1.44 acre property (APN: 318-210-070), to the easterly side totaling 6.86 acres. This location is in the NW ¼ NW ¼ section 15, Township 4 South, Range 4 West. The proposed project involves the demolition of the existing facilities and the design and construction of a new full service community center facility, consisting of approximately 35,000 square feet. The full scope of construction includes the demolition of the existing facilities and construction of child care classrooms, community room, senior center, medical/dental clinic, kitchen, multi-purpose recreational field, basketball court, community garden, tot-lot, parking lot, landscaping, and off-site street and sewer infrastructure improvements. There will be ½ width street improvements to Lee Road and the sewer will be tied in to the already existing main sewer line off of Clark Street.

1.2 SCOPE OF STUDY AND PERSONNEL

A paleontological field survey of the project site was conducted on December 27, 2010 by a URS paleontologist to determine possible paleontological resource impacts in compliance with the CEQA and Riverside County's guidelines for paleontological resources. The scope of work for this paleontological assessment included searches of paleontological resources records at the SBCM and the aforementioned field survey, in conformance with the guidelines established by the Society of Vertebrate Paleontology.

Within this report are the conclusions of comprehensive paleontological resources assessment, with the intention of satisfying the cultural resource requirements of CEQA and the guidelines for paleontological resources established by the County of Riverside. URS employees involved in this assessment included Drs. Joe D. Stewart and Michael J. Williams. The on-site survey was conducted by Dr. Williams. Drs. Stewart and Williams compiled the report. Qualifications of key personnel are provided in Appendix A.

SECTION 2 ENVIRONMENTAL SETTING

The Mead Valley Community Center is located in a rural portion of the city of Perris in

Riverside County, CA. The area around existing community center is comprised of rolling hills with gently sloping valleys. The property is developed and has a paved parking lot, multiple buildings, large trees, and a grassy area with a baseball field.

The property is located within the northern peninsular ranges geomorphic province (Morris and Webb, 1990; Harden, 2004). It is bounded to the north by the San Bernardino Mountains (transverse ranges geomorphic province), to the west by the Elsinore fault zone, and to the east by the San Jacinto fault zone. English (1926) characterized region as the Perris Block. The area is composed chiefly of granitic plutonic rocks of the Val Verde Pluton, which has been designated unit Kvt (Rogers, 1965; Morton, 2001; Scott, 2009).

SECTION 3 REGULATORY SETTING

CEQA provides regulations concerning significant impacts to paleontological resources. The following is concise description of the State and local laws and regulations.

3.1 STATE LEVEL**California Environmental Quality Act**

CEQA provides protection for paleontological resources through environmental legislation. Direction regarding significant impacts on paleontological resources is found under Appendix G (part V) of the CEQA Guidelines. The guidelines state, “a project will normally result in a significant impact on the environment if it will ...disrupt or adversely affect a paleontological resource or site or unique geologic feature, except as part of a scientific study.” Per section 5097.5 of the PRC, it is unlawful to remove paleontological remains without authorization and can result in a misdemeanor. In addition, Section 622.5 of the California Penal Code sets the penalties for damage or removal of paleontological resources.

3.2 LOCAL LEVEL**County of Riverside**

The County of Riverside’s General Plan recognizes the CEQA Guidelines Section 15064.5 as a threshold for the identification and protection of historic resources, archaeological and paleontological resources as well as the determination of significant impacts on those resources. In addition, the County’s General Plan includes several Open Space policies to reduce or minimize the effects of development on historic, archaeological and paleontological resources (County of Riverside, 2003).

SECTION 4 METHODS**4.1 PALEONTOLOGICAL RESOURCES RECORDS SEARCH**

On 20 December, 2010, URS enlisted a paleontological records search through the Division of Geological Sciences at the San Bernardino County Museum (SBCM) in Redlands, California. Site records with supporting maps and documents are maintained at this facility. The record search included the examination of current geologic maps and any fossil localities inside the project locality and within a one mile radius around the project boundaries. The record searches are used to determine if any paleontological resources within and around the project site have been recovered, and establish a foundation for gauging the sensitivity of the project site for additional and buried paleontological resources.

4.2 PEDESTRIAN SURVEY

On December 27, 2010, a pedestrian survey of the project site was performed by URS paleontologist Mike Williams. The survey included walking the perimeter of the site and transects across it where feasible to determine if any outcrops were evident on the property that might contain paleontological resources. Detailed notes, GPS coordinates, and digital photographs were taken of important rock outcrops on the project site. In addition to the pedestrian survey, a window survey of the surrounding area was conducted to determine if any potential fossil-bearing outcrops were present.

SECTION 5 RESULTS**5.1 PALEONTOLOGICAL RESOURCES RECORDS SEARCH**

Using detailed geological maps of Rogers (1965) and Morton (2001), the San Bernardino County Museum reported the site to rest on the Val Verde Pluton (=Kvt), which consists of Cretaceous granitic rocks. The pertinent portion of the map of Morton (2001) is provided as Figure 3. Because fossils are rarely encountered in plutonic igneous rocks, the proposed project area is assigned low paleontological sensitivity (Scott, 2011).

5.2 PEDESTRIAN SURVEY

The pedestrian survey revealed no paleontological resources on the proposed construction site. Much of the site is covered by concrete, asphalt, buildings, landscaping, and turf grasses. A small exposure on the south side of the property was discovered and was determined to be weathered (decomposed) granite, within which, no fossils were found. While surveying the southwest portion of the property, *in situ* granite boulders were documented and photographed (Figure 4).

SECTION 6 SUMMARY OF RESULTS AND MITIGATION**6.1 PALEONTOLOGICAL RESOURCE**

The paleontological resources records search conducted by SBCM and a pedestrian survey show the project area to be underlain by plutonic granitic igneous rocks of the Val Verde Pluton. These rocks are considered to be of low paleontological sensitivity (Scott, 2011), as fossils are rarely found in plutonic igneous rocks (SVP, 1995). Therefore, no paleontological mitigation program is recommended for the proposed construction.

SECTION 7 CERTIFICATION

CERTIFICATION: I hereby certify that the information presented above and in the attached exhibits present the data and information requirements for this paleontological report, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE: January 18, 2011

SIGNED: _____



Joe D. Stewart, Ph.D., County Certified Paleontologist

SIGNED: _____

Michael J. Williams, Ph.D., Paleontologist

County of Riverside

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2004. *California Geology*.

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1990. *Geology of California*. John Wiley and Sons, Inc. New York. 541p.

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Rogers, T.H.

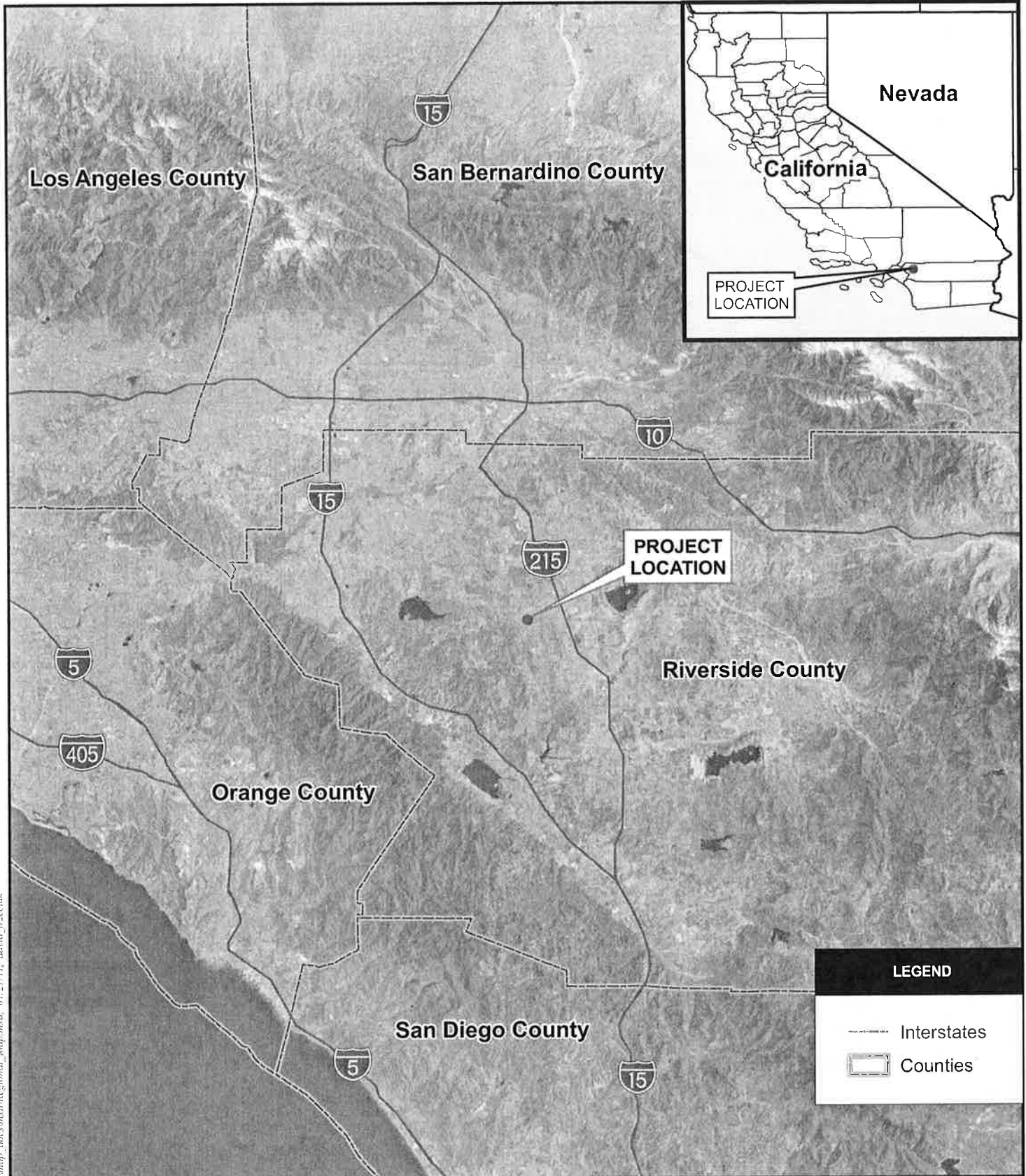
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Scott, Eric

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Society of Vertebrate Paleontology

1995 Assessment and mitigation of adverse impact to nonrenewable paleontology resources: Standard guidelines. Society of Vertebrate Paleontology News Bulletin 163:22-27.

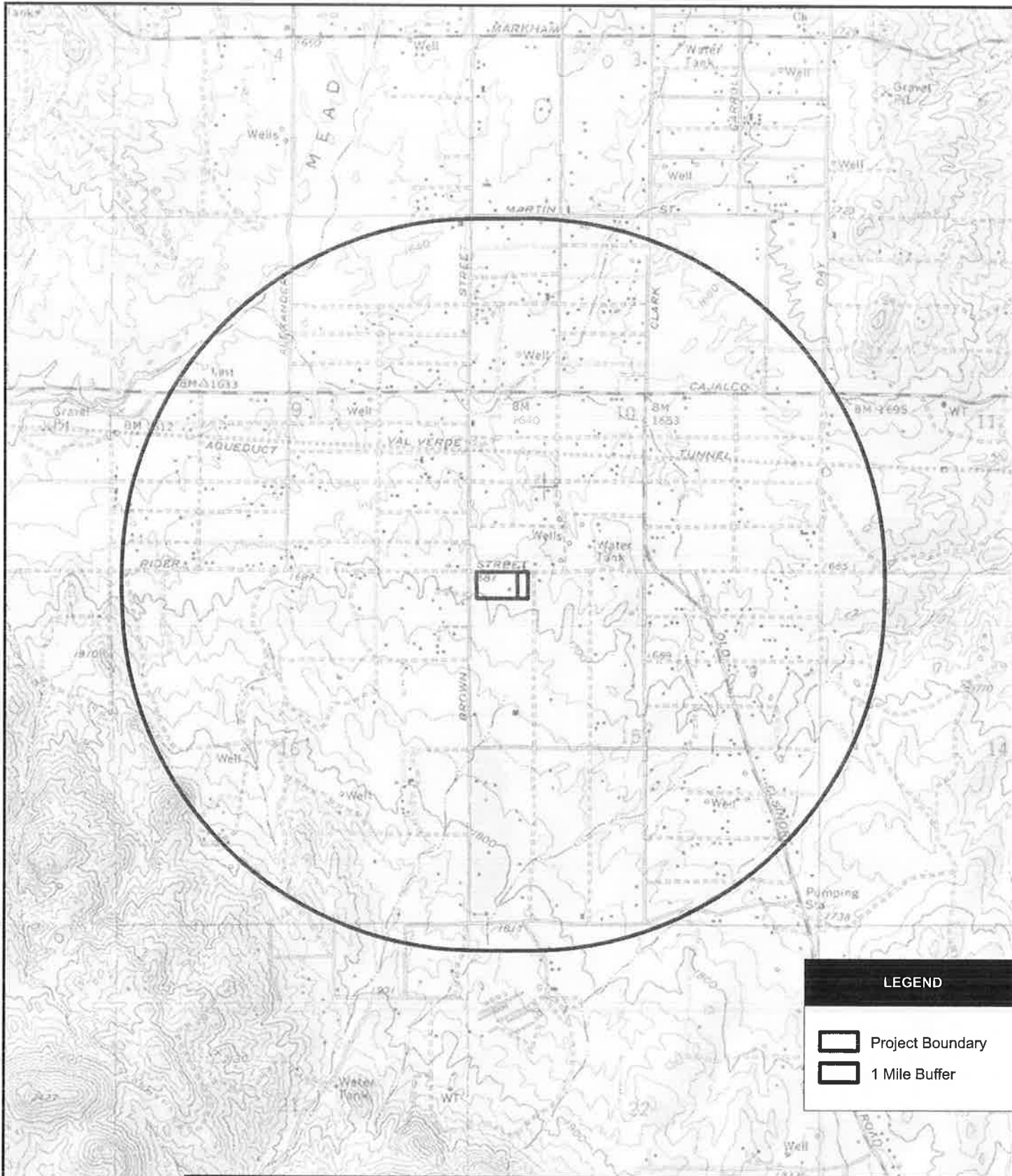


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LEGEND



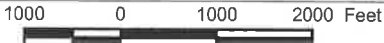
- Interstates
- Counties

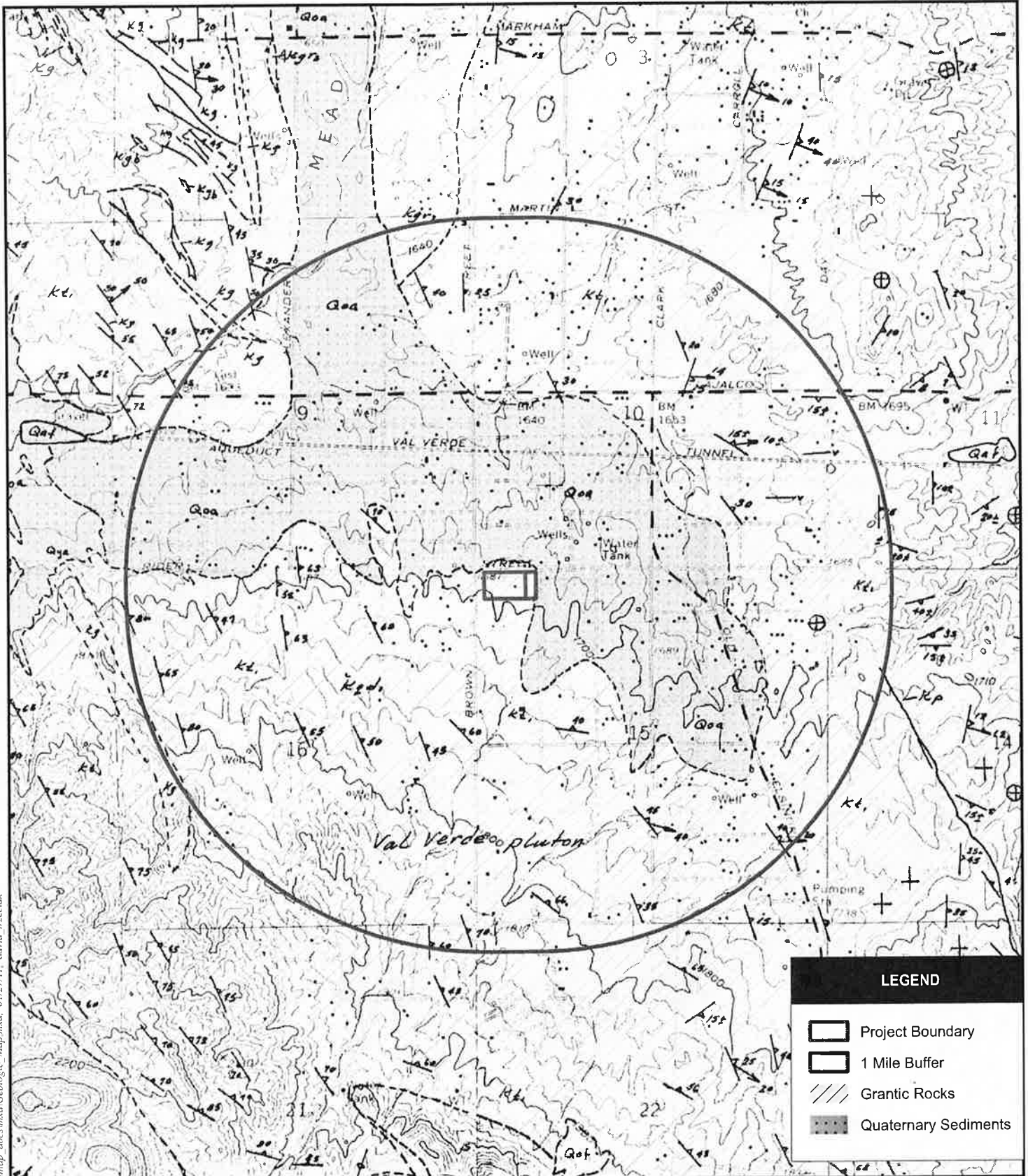
	<p>SOURCES: States, Interstates, Counties (ESRI, 2007) Aerial (Aerials Express 2010)</p>		<p>REGIONAL LOCATION OF THE MEAD VALLEY COMMUNITY CENTER PROJECT</p>	
		<p>5 0 5 10 Miles</p> <p>SCALE: 1" = 10 miles (1:633,600) SCALE CORRECT WHEN PRINTED AT 8.5X11</p>	<p>CREATED BY: DT DATE: 01-26-11</p>	<p>FIG. NO: 1</p>
		<p>PM: JV</p>	<p>PROJ. NO: 38001639.00003</p>	







LEGEND

-  1 Mile Buffer
-  Project Boundary

	SOURCES: Steele Peak Topo (USGS, 1978) Project Boundary (Riverside County Parcels)		VICINITY MAP FOR MEAD VALLEY COMMUNITY CENTER PROJECT		
		 SCALE: 1" = 2000' (1:24,000) SCALE CORRECT WHEN PRINTED AT 8.5X11	CREATED BY: DT	DATE: 01-26-11	FIG. NO: 2
		PM: JV	PROJ. NO: 38001639.00003		



LEGEND

-  Project Boundary
-  1 Mile Buffer
-  Granitic Rocks
-  Quaternary Sediments



SOURCES: Steele PeakTopo (USGS, 1978)
 Geologic Data (USGS)
 Project Boundary (Riverside County Parcels)

GEOLOGIC MAP
MEAD VALLEY COMMUNITY CENTER PROJECT



1000 0 1000 2000 Feet
 SCALE: 1" = 2000' (1:24,000)
 SCALE CORRECT WHEN PRINTED AT 8.5X11

CREATED BY: DT	DATE: 01-26-11	FIG. NO:
PM: JV	PROJ. NO: 38001639.00003	3



OUTCROP OF GRANITIC ROCKS
WITHIN PROJECT BOUNDARIES

URS

PROJECT NO: 38001639

FIG. NO:
4

7 January 2011

URS Corporation
attn: J.D. Stewart, Principal Paleontologist
4225 Executive Square, Suite #1600
La Jolla, CA 92037

re: **PALEONTOLOGY LITERATURE AND RECORDS REVIEW, MEADE VALLEY
COMMUNITY CENTER, MEAD VALLEY REGION, RIVERSIDE COUNTY,
CALIFORNIA**

Dear Dr. Stewart,

The Division of Geological Sciences of the San Bernardino County Museum (SBCM) has completed a literature review and records search for the above-named project in the Mead Valley region of Riverside County, California. The proposed study area is located in the northwestern quadrant of section 15, Township 4 South, Range 4 West, San Bernardino Base and Meridian, as seen on the Steele Peak, California 7.5' United States Geological Survey topographic quadrangle map (1953 edition).

Previous mapping of the proposed property (Rogers, 1965; Morton, 2001) indicates that the proposed Meade Valley Community Center property is situated entirely upon surface exposures of granitic rocks of the Val Verde Pluton (= unit **Kvt**). These rocks, which date to the Cretaceous Period of the Mesozoic Era, have low potential to contain significant nonrenewable paleontologic resources, and so is assigned low paleontologic sensitivity.

For this review, I conducted a search of the Regional Paleontologic Locality Inventory (RPLI) at the SBCM. The results of this search indicate that no previously-recorded paleontologic resource localities are present within the boundaries of the proposed development property, or within several miles in any direction.

Recommendations

The results of the literature review and the check of the RPLI at the SBCM demonstrate that excavation in surficial and subsurface exposures of Cretaceous granitic rocks has low potential to adversely impact significant nonrenewable paleontologic resources. These Cretaceous rocks therefore have low paleontologic sensitivity. *No program to mitigate adverse impacts to fossil resources is recommended at this time for these Cretaceous rocks.*

References

- Morton, D.M., 2001. Geologic map of the Steele Peak 7.5' quadrangle, Riverside County, California, version 1.0. United States Geological Survey Open-File Report 01-449. Digital preparation by R.M. Alvarez and V.M. Diep.
- Rogers, T.H., 1965. Geologic map of California, Santa Ana sheet, scale 1:250,000. California Division of Mines and Geology Regional Geologic Map Series.

Please do not hesitate to contact us with any further questions you may have.

Sincerely,

Eric Scott, Curator of Paleontology
Division of Geological Sciences
San Bernardino County Museum

APPENDIX D

Phase I Environmental Site Assessment APN 318-210-050

**REPORT
PHASE I ENVIRONMENTAL
SITE ASSESSMENT
APN 318-210-050
21091 RIDER STREET
PERRIS, RIVERSIDE COUNTY, CALIFORNIA**

***Prepared for:*
COUNTY OF RIVERSIDE
ECONOMIC DEVELOPMENT AGENCY**

**URS PROJECT NO. 38001590.10000
MARCH 29, 2010**

**3500 PORSCHE WAY, SUITE 300, ONTARIO, CALIFORNIA 91764
(909) 980-4000, FAX (909) 980-1399**

REPORT
PHASE I ENVIRONMENTAL SITE ASSESSMENT

APN 318-210-050
21091 RIDER STREET
PERRIS, RIVERSIDE COUNTY, CALIFORNIA

PREPARED FOR:
COUNTY OF RIVERSIDE
ECONOMIC DEVELOPMENT AGENCY

PREPARED BY:
URS CORPORATION

URS PROJECT NO. 38001590.10000
MARCH 29, 2010

P. chandra Sekhar.

Chandra S. Puramsetty
Staff Scientist

Jeffrey J. Muller

Jeffrey J. Muller, P.G.
Senior Geologist

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APN 318-210-050
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Perris, Riverside County, California

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Figure 1	Site Location Map
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PHASE I ENVIRONMENTAL SITE ASSESSMENT

APN 318-210-050
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EXECUTIVE SUMMARY

Presented below is an executive summary obtained from selected sections of this report. This executive summary is not a stand alone document and, therefore, must be reviewed together with the remainder of this report.

Report Section	Section Title	Page	Pertinent Findings
8.0	Conclusions and Recommendations	23	No Further Action. Septic tanks and the leach field should be removed and properly disposed, during redevelopment, unless the property owner decides to use them.
7.0	Government Agency Information	16	Agency databases do not include Site or properties within ¼ mile of the Site. According to Cal Recycle, the Site is periodically used as a collection center for used tires, which are properly transported off Site for disposal. The RWQCB, California DTSC, and the CSFM have no information on the Site. The U.S. EPA, the SCAQMD, and the RCDEH have yet to respond to our information request. ¹
6.0	Site Reconnaissance	11	Septic tanks and leach field. Potential presence of asbestos and lead-based paint in some of the Site structures. No other concerns observed during the Site Reconnaissance.
5.0	User Provided Information	10	Used as the "Mead Valley Community Center." Owned by the Community Association of Perris; leased to the County of Riverside for 20 years.
4.0	Site History	5	Undeveloped land prior to 1966; building development thereafter. No evidence indicating the use, handling, or disposal of hazardous substances at the Site.
3.0	Physical Setting	3	Groundwater is inferred to flow north-northeast at approximately 9 to 12 feet below ground surface (bgs). No oil and gas well, radon, floodplain issues.
2.0	Site Description	2	No evidence indicating the use, handling, or disposal of hazardous substances on adjoining properties.

¹ Agency acronyms explained in Section 6.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

*APN 318-210-050
21091 Rider Street
Perris, Riverside County, California*

1.0 INTRODUCTION

The purpose of this Phase I Environmental Site Assessment (ESA) was to gather information pertaining to environmental conditions at the property (subject property/Site) assigned with Assessor's Parcel Number (APN) 318-210-050 and located at 21091 Rider Street in Perris, Riverside County, California. Using information obtained during this ESA, URS evaluated whether features and conditions of potential environmental concern exist at the subject property.

The original scope of work for this Phase I ESA is described in URS Corporation's (URS') proposal to the Riverside County Economic Development Agency (EDA), dated March 9, 2010. This report was also prepared in general conformance with the industry standards and regulatory guidelines described in section 9. Based on the scope of services outlined in the proposal, the ESA specifically did not include testing for mold, radon gas, lead in drinking water; sampling or testing of soil, groundwater, or drinking water; or evaluation of wetlands or cultural resources. In addition, this ESA included neither a compliance audit nor sampling for asbestos and lead.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

*APN 318-210-050
21091 Rider Street
Perris, Riverside County, California*

2.0 SITE DESCRIPTION

2.1 LOCATION

The subject property is located along the south side of Rider Street, approximately 145 feet east of its intersection with Brown Street in Perris, Riverside County, California (Figure 1).

2.2 FEATURES/USE

The subject property consists of one parcel, assigned with Assessor's Parcel Number (APN) 318-210-050 and encompasses approximately 5.42-acres of land. At the time of the ESA, the Site was occupied by the "Mead Valley Community Center." The Site is improved with six stand alone buildings, a basketball court, a baseball field and asphalt-paved parking areas.

2.3 SITE VICINITY AND ADJACENT PROPERTIES

URS' observation and evaluation of adjacent properties were limited to features and conditions that were visible from public right-of-ways. Figure 2 presents the Site plan and the surrounding areas. The adjacent properties are developed with single-family residences.

Indications of the presence of hazardous materials were not observed on properties adjoining the Site during the Site visit. Nearby facilities listed by the various environmental regulatory agencies as handling, storing, or disposing hazardous materials and/or wastes are discussed in Section 7.0 of this report.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APN 318-210-050
21091 Rider Street
Perris, Riverside County, California

3.0 PHYSICAL SETTING

3.1 TOPOGRAPHY

Topographic coverage of the subject property is provided by the United States Geological Survey (USGS) Steele Peak, California 7.5-minute series Topographic Quadrangle map, dated 1978. The subject property is located at an approximate elevation of 1,695 feet above mean sea level (amsl). The local general topographic gradient is towards the north-northeast.

3.2 SURFACE WATER

The nearest surface water body is the Colorado River Aqueduct, located approximately 0.36 miles north of the subject property.

3.3 SITE GEOLOGY AND HYDROGEOLOGY

The subject property is located in the community of Mead Valley, California. Based on information from a nearby Mobil gasoline station located approximately 0.5 mile north of the subject property (A.C.C.E.S., 2008), the subject property is surrounded by Lakeview Mountains to the north and the Bemascon Hills to the northwest.

The lithology near the Site is alluvium derived from the surrounding igneous intrusive (Southern California Batholith) rocks, patches of Pre-Cenozoic metamorphic rocks, and Pliocene nonmarine sediments. The depth to granitic basement rocks is approximately 8.0 feet below ground surface (bgs). The San Jacinto Fault is located approximately 4.0 miles to the east of the Site. The Elsinore Fault Zone is located approximately 18.5 miles to the southwest of the Site (A.C.C.E.S., 2008).²

According to the California's Groundwater Bulletin 118, the subject property is located within the San Jacinto Groundwater Basin. This basin is bounded by the San Jacinto Mountains on the east, the San Timoteo Badlands on the northeast, the Box Mountains on the north, the Santa Rosa Hills and Bell Mountain on the south, and unnamed hills on the west. Lake Perris is located in the

² Secondary source. It provided no reference section, listing primary sources.

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eastern part of Perris Valley. The valleys are drained by the San Jacinto River and its tributaries. The San Jacinto Groundwater Basin contains sediments that have filled valleys and underlying canyons incised into crystalline basement rock. The valley fill deposits are generally divided into younger and older alluvium (TechLink 2002). Natural recharge to the basin is primarily from percolation of flow in the San Jacinto River and its tributary streams; less recharge is from infiltration of rainfall on the valley floor. The primary recharge area for the confined aquifers is found where the San Jacinto River and Bautista Creek enter the San Jacinto Valley (DWR 2003).

During a quarterly groundwater monitoring performed in the fourth quarter of 2009, the depth to groundwater at this gasoline station ranged between 8.76 to 11.80 feet bgs. Based on hydrologic and topographic information from Environmental Data Resources, Inc. (EDR), the groundwater in the Site vicinity is inferred to flow north-northeast.

3.4 OIL AND GAS WELLS

The Munger Map Book of California-Alaska Oil and Gas Fields, 2001 edition, was reviewed for indications of oil or gas wells in the Site vicinity. According to the Munger Map Book, there are no active, inactive, or abandoned wells within a 1-mile radius of the subject property. According to the California Department of Conservation Map, there are no oil or gas fields within Riverside County.

3.5 RADON

According to the database report, prepared by EDR, the subject property is located within EPA-designated radon Zone 2. Zone 2 is defined as having an average indoor radon level equal to or greater than two to less than four picocuries per liter (pCi/L). In general, a greater radon level corresponds to an increased need to perform a radon assessment. An explanation for these levels can be found in <http://www.epa.gov/radon/zonemap/california.htm>.

3.6 FLOODPLAIN INFORMATION

According to EDR, the subject property is not located within a 100-year or a 500-year floodplain. The Floodplain Map number is 06065C.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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4.0 SITE HISTORY

URS' understanding of the subject property's history is based on our review of historical aerial photographs, topographic maps, fire insurance maps, and city directories provided by EDR. In addition, URS requested building department records from the Building and Safety Division at the County of Riverside. A summary of the historical information obtained during this ESA is provided below.

4.1 TOPOGRAPHIC MAP REVIEW

USGS topographic Maps, dated 1901, 1947, 1953, 1967, and 1973 (photo revised from 1967) were obtained from EDR and reviewed for this ESA. Information on the subject property and surrounding properties is indicated as "Subject Property" for the Site and "North, East, South, and West," to indicate the location of off Site land relative to the Site. The following is a summary of the map review:

HISTORICAL TOPOGRAPHIC MAP REVIEW APN 318-210-050 PERRIS, CALIFORNIA	
1901	Observations
Subject Property:	The subject property is depicted as undeveloped land.
North, East, South and West:	The surrounding properties are also shown as undeveloped land similar to the subject property.
1947 1953	Significant changes from the previous topographic map
Subject Property:	None.
North, East, South and West:	None other than an unimproved road (presently, Rider Street) depicted north of the subject property. Scattered residential-type structures are also shown to the east of the subject property.
1967	Significant changes from the previous topographic map
Subject Property:	One small residential-type building is depicted in the eastern portion of the Site. The remainder of the Site is vacant.

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HISTORICAL TOPOGRAPHIC MAP REVIEW APN 318-210-050 PERRIS, CALIFORNIA	
North, East, South and West:	More residential-type structures are shown to the north, east, and west of the subject property. The adjacent properties south of the Site are vacant.
1973	Significant changes from the previous topographic map
Subject Property:	None.
North, East, South and West:	None.

4.2 FIRE INSURANCE MAPS

EDR was sub-contracted to provide Sanborn® fire insurance maps for the Site. EDR reported that Sanborn map coverage was not available for the Site.

4.3 AERIAL PHOTOGRAPH REVIEW

Aerial photographs dated 1938, 1953, 1967, 1977, 1990, 1994, 2002, and 2005 were obtained from EDR and reviewed for this ESA. In addition, URS reviewed 1996, 2004 and 2007 aerial photographs obtained on-line from the Riverside County Transportation and Land Management System Geographic Information Systems. Information on the subject property and surrounding properties is indicated as "Subject Property" for the Site and "North, East, South, and West," to show the location of off Site land relative to the Site. The following is a summary of the aerial photograph review:

HISTORICAL AERIAL PHOTOGRAPH REVIEW APN 318-210-050 PERRIS, CALIFORNIA	
1938 1953	Observations
Subject Property:	The subject property appears to be undeveloped vacant land with dense vegetation.

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HISTORICAL AERIAL PHOTOGRAPH REVIEW APN 318-210-050 PERRIS, CALIFORNIA	
North, East, South and West:	The surrounding properties appear to be undeveloped land like the subject property. An unimproved road (presently, Rider Street) appears to be present along the northern side of the subject property.
1967	Significant changes from the previous aerial photograph
Subject Property:	The subject property appears to be improved with a small building structure in the east portion. Unimproved access roads to the Site structure also appear to be present. The remaining portion of the Site appears vacant.
North, East, South and West:	The surrounding properties appear undeveloped like the subject property. The only exception is the adjoining property to the north, across an unimproved road (presently, Rider Street), which appears to be improved with two residential-type structures.
1977	Significant changes from the previous aerial photograph
Subject Property:	None.
North, East, South and West:	More residential-type structures appear to be present to the north of the subject property. The adjacent properties to the east and south appear to be undeveloped like the subject property. One dwelling-type structure appears to be located west of the subject property.
1990 1994 1996	Significant changes from the previous aerial photograph
Subject Property:	The subject property appears to be improved with another building (an office building) and a parking area in the eastern portion of the Site. The buildings are similar to those observed during URS' Site reconnaissance. No other changes were apparent in these aerial photographs.
North, East, South and West:	None.
2002	Significant changes from the previous aerial photograph
Subject Property:	In addition to the existing Site buildings, the subject property appears to contain a large modular building in the southeastern portion of the Site. The baseball field also appears to be present in the west portion like it did during the Site reconnaissance.
North, East, South and West:	The adjacent properties appear to be developed with residential structures.
2004 2005 2007	Significant changes from the previous aerial photograph

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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Perris, Riverside County, California

HISTORICAL AERIAL PHOTOGRAPH REVIEW APN 318-210-050 PERRIS, CALIFORNIA	
Subject Property:	Three small modular structures in addition to the existing buildings are present in the southeast portion of the subject property. Parking areas also appear to be present on the Site.
North, East, South and West:	None.

4.4 BUILDING RECORDS

The Riverside County Department of Building and Safety has records for the subject property. These records consisted of permits and were available on-line at the Riverside County Transportation and Land Management Agency (TLMA). These permits were as follows:

Permit Date	Purpose
1966	Finish an existing building
1980	Plan check for a community center
1981	Community center
2000	Site preparation for a nine-unit commercial coach
2001	Install a nine-unit commercial mobile home and remodel a kitchen
2002	Site preparation and installation of three modular classroom buildings

4.5 CITY DIRECTORIES

EDR was sub-contracted to provide City Directories for the subject property in order to identify past and current tenants on the subject Site and occupants of adjoining sites that had the potential to generate, use, or store hazardous materials. Relevant information obtained from the City Directories between 1975 and 2007 is listed below. No information on the site or adjoining properties was present in the Directories prior to 1981. For the Site, this information includes historic and current tenants. Based on the review of the City Directories, the subject property was occupied by "Mead Valley Sr Ctzn" in 1981 and 1985; "Community Development" and "Sr

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Ctzns Nutrtn” in 1985; and “Mead Valley Community Center” and “Mead Valley Nutrition” in 1991, 1995, 2000 and 2007.

For adjoining properties, this information is limited to occupants that may have used or stored hazardous substances. The surrounding properties are mostly residential with the exception of the properties located at 21060 and 21145 Rider Street. Commercial listings were reported for these properties in 1985, 1991, and 1995. The property located at 21060 Rider Street was occupied by “X Ray Towing Serv” in 1995 while the property located at 21145 Rider Street was occupied by “Duncans Beauty Shop” in 1985, 1991, and 1995.

Based on information obtained from the City Directories, the listed businesses have a low potential to cause an environmental concern at the Site. This condition pertains to the Site and properties adjoining the Site.

4.6 EDR HISTORICAL DATABASE REVIEW

EDR’s environmental database report included a “Proprietary Historical Database.” URS reviewed this database to assess occupants of the subject property and surrounding area with the potential to have generated, used, or stored hazardous materials. In summary, the historical databases revealed similar information to that provided by the topographic map, aerial photograph, and city directory reviews summarized above. The list of these properties begins on page 2 of the EDR document, which is included as Appendix A to this report.

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5.0 USER PROVIDED INFORMATION

This section describes documents provided to URS by the EDA.

5.1 TITLE RECORDS

Title records or other ownership documents were not provided for our review.

5.2 APPRAISAL SUMMARY

An appraisal summary was not available for our review.

5.3 ENVIRONMENTAL LIENS, USE LIMITATION OR VALUATION REDUCTION

Based on information obtained during this ESA, URS found no evidence of environmental liens, or use limitations (deed restrictions) affecting the subject property.

5.4 INTERVIEWS

An interview was conducted with Ms. Yolonda Williams, the Site contact, on March 22, 2010. Ms. Williams indicated that the subject property is used as the "Mead Valley Community Center." The subject property is owned by the Community Association of Perris and was leased to the County of Riverside for more than 20 years. The County of Riverside, in-turn, leased a portion of the property to operate family services within the modular buildings. A copy of the environmental questionnaire completed by Ms. Williams is included in Appendix A.

5.5 DOCUMENT REVIEW

Previous environmental reports and related documents were not provided for URS' review.

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6.0 SITE RECONNAISSANCE

Mr. Chandra S. Puramsetty of URS conducted a reconnaissance of the subject property and of the immediately surrounding areas on March 22, 2010. The Site visit consisted of a walking tour of the subject property. Photographs of the subject property taken during the Site visit are provided in Appendix B. Observations recorded during the Site reconnaissance are summarized below and in subsequent sections.

The subject property consists of one parcel assigned with APN 318-210-050 and encompasses approximately 5.42 acres of land. At the time of the ESA, the Site was occupied by the "Mead Valley Community Center." The Site is improved with six stand alone buildings, a basketball court, a baseball field, and asphalt-paved parking areas. Of the six buildings, four are modular buildings that are used for family services. The building structures are located in the eastern portion of the Site. The main office building, located in the northeast portion of the Site, has offices, one kitchen, rest rooms, and a hall used for community meetings, weddings, aerobics, and related purposes. One walk-in freezer was observed in the kitchen of this building. To the southwest of the main office building is another small building used for meetings and after school programs. This building also has two large halls, rest rooms, a kitchen, and a room presently used for storage. Located south of these buildings are the modular structures, consisting of one large building and three small buildings, which are labeled A, B, and C. A play area for children is located west of the modular buildings (Buildings A and B). One metal storage container was observed southwest of Building A.

Multiple entities provide the Site with utility services. Electricity is provided by Southern California Edison; gas is provided by Southern California Gas Company; and water is provided by the Eastern Municipal Water District.

6.1 HAZARDOUS MATERIALS AND HAZARDOUS WASTES

No containers suspected of containing hazardous materials or wastes were observed during the Site reconnaissance.

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6.2 SOLID WASTE

No solid waste accumulation areas were observed during the Site visit. One trash enclosure was observed east of the office building. The waste is picked up and transported off Site for disposal by "Waste Management" on a weekly basis.

6.3 WASTEWATER

No indication of wastewater being generated at the Site was observed during the Site reconnaissance.

6.4 ABOVEGROUND STORAGE TANKS (ASTS)

URS did not observe aboveground storage tanks (ASTs) at the subject property.

6.5 UNDERGROUND STORAGE TANKS (USTS)

The subject property presently has four septic tanks, three of which are located west of the office building. The other septic tank is located near the northeast corner of the small modular building (Building C). The contents of these tanks drain to a leach field located on the west side of the subject property. No other indications of USTs such as vent lines or fill pipes were observed during the Site visit.

6.6 DRUMS AND CONTAINERS

No containers suspected of containing hazardous materials or wastes were observed during the Site reconnaissance.

6.7 DRAINS, SUMPS, OR CLARIFIERS

Floor drains were observed in the rest room and kitchen areas. One three-stage grease interceptor was observed east of the office building. No sumps were observed on the Site. URS has asked Ms. Yolanda Williams to provide information on the disposal method(s) used for the grease. She indicated to contact Mr. Dom Betro, President/CEO of Family Service Association. Therefore,

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URS contacted Mr. Betro for this information. Mr. Betro indicated that the interceptor is cleaned out twice a year and that the grease is picked up by "Inland Pumping," a licensed waste hauler.

6.8 WELLS

No wells were observed or reported on the Site.

6.9 DISCOLORED/STAINED PAVEMENT OR SOIL/STRESSED VEGETATION

Discolored or stained soils were not observed during the Site reconnaissance. Stressed vegetation was also not observed on the subject property.

6.10 PITS, PONDS, OR LAGOONS

Pits, ponds, or lagoons were not observed on the subject property.

6.11 POLYCHLORINATED BIPHENYLS

One pad-mounted transformer was observed near the northeast corner of the office building. The transformer appeared relatively new with no evidence of leaks or staining. No other equipment that would potentially contain polychlorinated biphenyls (PCBs) was observed during the Site visit.

As stated in earlier in this section, Southern California Edison (SCE) furnishes the Site with electricity. Based on information obtained from previous ESAs conducted at other properties, URS understands that SCE has never specified the purchase of transformers containing PCBs and that the Federal government has banned the use of PCBs in transformers since the late 1970's. For a fee, SCE will test the PCB content of its transformers. If the transformer fluid contains PCBs, SCE will remove the fluid and replace it with a non-PCB fluid. SCE also assumes liability for fluids leaked from its transformers and will remediate the leakage.

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6.12 ASBESTOS

An asbestos survey was not included in the Scope of Work. For structures built before approximately 1990, there is a potential for asbestos to be present in the building materials.

6.13 LEAD-BASED PAINT SAMPLING

A lead-based paint survey was not included in the Scope of Work. However, based on the age of some Site buildings (those constructed before approximately 1990), they have a potential to contain lead-based paint.

6.14 OTHER CONCERNS

Other environmental concerns were not observed during the Site reconnaissance.

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7.0 GOVERNMENT AGENCY INFORMATION

7.1 DATABASE SEARCH

URS reviewed information gathered from environmental databases through EDR to evaluate whether activities on or near the subject property have the potential to create adverse environmental impacts on the Site. EDR reviews databases compiled by federal, state, and local government agencies. The complete list of databases is provided in Appendix B. It should be noted that this information is reported as URS received it from EDR, which in turn, reports information as it is provided in various government databases. It is not possible for either URS or EDR to verify the accuracy or completeness of information contained in these databases. However, the use of and reliance on this information is a generally accepted practice in the conduct of environmental due diligence.

The regional topography in the vicinity of the subject property generally slopes to the north-northeast. Shallow groundwater would be expected to generally follow the topographic gradient and flow north-northeast. Therefore, sites located south to southwest of the subject property are considered to be upgradient of the Site, relative to the direction of groundwater flow. The agency lists reviewed and their search radii are as follows.

REGULATORY DATABASE DESCRIPTIONS AND CORRESPONDING ASTM SEARCH DISTANCES (Distances are Calculated from the Subject Property Boundaries)		
Type of Database/Date	Description of Database	Radius Searched
Federal Database Listings		
NPL	The National Priorities List (NPL) identifies uncontrolled or abandoned hazardous waste sites. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a state's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost-effective than removal action.	1.125 mile
CORRACTS	Resource Conservation & Recovery Act (RCRA) facilities ordered to implement corrective actions.	1.125 mile

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REGULATORY DATABASE DESCRIPTIONS AND CORRESPONDING ASTM SEARCH DISTANCES		
(Distances are Calculated from the Subject Property Boundaries)		
Type of Database/Date	Description of Database	Radius Searched
ROD	Records Of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.	1.125 mile
DELISTED NPL	NPL Deletions. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425 (e), sites may be deleted from the NPL where no further response is appropriate.	1.125 mile
DOD	Department of Defense (DOD) Sites. This data set consists of federally owned or administered lands, administered by the DOD, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.	1.125 mile
INDIAN RESERV	This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.	1.125 mile
FUDS	Formerly Used Defense Sites (FUDS). The listing includes locations of FUDS properties where the U.S. Army Corps of Engineers is actively working or will take necessary cleanup actions.	1.125 mile
CONSENT	Superfund (CERCLA) Consent Decrees by the Department of Justice. Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.	1.125 mile
ODI	Open Dump Inventory. An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.	0.625 mile
UMTRA	Uranium Mill Tailings Sites. Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.	0.625 mile
MINES	Mines Master Index File. Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.	0.375 mile
CERCLIS	The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impacts on human health or the environment.	0.625 mile
RCRA TSDs	RCRA treatment, storage, or disposal (TSD) sites.	0.625 mile

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REGULATORY DATABASE DESCRIPTIONS AND CORRESPONDING ASTM SEARCH DISTANCES		
(Distances are Calculated from the Subject Property Boundaries)		
Type of Database/Date	Description of Database	Radius Searched
CERCLIS-NFRAP	No Further Remedial Action is Planned (NFRAP) under CERCLA for these sites and they have been removed from CERCLIS list bases on findings of site investigations.	0.625 mile
RCRA Generators	RCRA regulated hazardous waste generator notifiers list; both Large (LQG) and Small Quantity (SQG) generators are included in this list.	0.375 mile
FINDS	The Facility Index System (FINDS) database identifies different databases that contain information regarding federally listed sites.	0.125 mile
FTTS	Tracks administrative cases and pesticide enforcement actions and compliance activities related to the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA), the Toxic Substances Control Act (TSCA), and the Emergency Planning and Community Right-to-Know Act (EPCRA).	0.125 mile
TSCA	TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.	0.125 mile
SSTS	Section 7 Tracking Systems. Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the EPA by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.	0.125 mile
TRIS	The Toxic Release Inventory System (TRIS) database identifies facilities that release toxic chemicals to the air, water, or land in reportable quantities.	0.125 mile
PADS	PCB Activity Database System. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs, who are required to notify the EPA of such activities.	0.125 mile
MLTS	Material Licensing Tracking System. The MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites, which possess or use radioactive materials and which are subject to NRC licensing requirements.	0.125 mile
ERNS	EPA's Emergency Response Notification System (ERNS) list contains reported spill records of oil and hazardous substances.	0.125 mile
US ENG CONTROLS	Engineering Controls Sites List. A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.	0.625 mile
HMIRS	The Hazardous Material Information Reporting System records of spills or hazardous materials incidents reported to the Department of Transportation (DOT).	0.125 mile

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REGULATORY DATABASE DESCRIPTIONS AND CORRESPONDING ASTM SEARCH DISTANCES (Distances are Calculated from the Subject Property Boundaries)		
Type of Database/Date	Description of Database	Radius Searched
NPL LIENS	Federal Superfund Liens. Federal Superfund Liens. Under the authority granted the EPA by the CERCLA of 1980, the EPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. EPA compiles a listing of filed notices of Superfund Liens.	0.125 mile
RAATS	RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.	0.125 mile
Brownfields	Database of low-threat properties with either confirmed or unconfirmed releases that have requested DTSC oversight and cleanup activities and have agreed to cover cleanup costs (similar to VCP sites above).	0.625 mile
State Database Listings (Tribal Equivalent Listings are Also Reviewed, Where Available)		
AWP/ Former BEP	Annual Work Plan (formerly known as Bond Expenditure Plan [BEP]) sites – known hazardous waste sites targeted for cleanup. This is the state equivalent to the NPL.	1.125 mile
CalSites	The CalSites database contains potential or confirmed release properties. This is the state equivalent to CERCLIS.	1.125 mile
VCP	Voluntary Cleanup Program sites – low-threat sites with either confirmed or unconfirmed releases and that have requested Department of Toxic Substances Control (DTSC) oversight and cleanup activities and have agreed to cover cleanup costs (similar to Brownfields sites below).	0.625 mile
TOXIC PITS	Toxic Pits Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.	1.125 mile
STATE LANDFILL	Solid Waste Information System. Active, Closed, and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.	0.625 mile
WMUDS/ SWAT	State inventory of solid waste disposal and landfill sites.	0.625 mile
LUST	List of information pertaining to all reported leaking underground storage tanks (LUSTs). This includes listings at the state and local level.	0.625 mile
CORTESE	The Hazardous Waste and Substances Sites list identifies older LUST sites and sites listed by the Department of Health. It is no longer updated.	0.625 mile

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REGULATORY DATABASE DESCRIPTIONS AND CORRESPONDING ASTM SEARCH DISTANCES		
(Distances are Calculated from the Subject Property Boundaries)		
Type of Database/Date	Description of Database	Radius Searched
INDIAN LUST	LUSTs on Indian Land in Arizona, California, New Mexico and Nevada.	0.625 mile
SLIC	The Regional Water Quality Control Board (RWQCB) issues this list of sites with non-tank spill, leaks, investigations, and cleanups.	0.625 mile
DEED	Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on-site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.	0.625 mile
CA UST INDIAN UST	State listing of active UST sites.	0.375 mile
CA FID UST	State listing of active and inactive UST sites. This list is no longer updated.	0.375 mile
HIST UST	State listing of historical underground storage tank sites. This list is no longer updated.	0.375 mile
NOTIFY 65	Proposition 65 Notification Records. NOTIFY 65 contain facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk.	1.125 mile
HAZNET	Facility and manifest data are gathered for this database from hazardous wastes manifests that are submitted to DTSC.	0.125 mile
WDS	The State Water Resources Control Board generates this list of industrial wastewater dischargers.	0.125 mile
SCH	School Property Evaluation Program. This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.	0.375 mile
EMI	Database of facilities reporting toxic and criteria pollutant emissions data to the local air pollution agencies.	0.125 mile
Dry Cleaners	EDR compiles a database of dry cleaning facilities based on their having a hazardous waste generator ID and certain SIC codes.	0.375 mile

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Type of Database/Date	Description of Database	Radius Searched
CHMIRS	The California Hazardous Material Incident Report System records of spills or hazardous materials incidents.	0.125 mile

Neither the Site nor properties within ¼ mile of the Site were listed on agency databases summarized in the EDR report. Within the ¼-½ mile search radius, one SCH and ENVIROSTOR listing was reported. However, this listing is located cross-gradient relative to the Site and the inferred direction of groundwater flow. The listing is also approximately 1,362 feet from the subject property and has an agency status of “No Further Action” (NFA), according to the EDR report. Therefore, this listing has a low potential to pose an environmental concern to the subject property.

Unmappable facilities³ were reviewed for their potential to impact the subject property. Those facilities determined to potentially lie within the vicinity of the subject property are included in the table above, as the database search radii might dictate. Based on the information provided, it appears unlikely that the unmapped facilities are located within the Site vicinity. This information was verified by our review of web-based maps and The Thomas Guide for San Bernardino and Riverside Counties published in 2008 by the Thomas Bros. Maps.

7.2 REGULATORY CONTACTS

URS contacted local, state, and federal agencies to obtain information regarding the Site, such as the existence or status of environmental permits, violations, or corrective actions. Agencies contacted and a summary of the information obtained is provided below.

United States Environmental Protection Agency (EPA): The United States EPA response is still pending as of the release date of this report.

California Environmental Protection Agency DTSC: The DTSC offices in Chatsworth and Cypress, California responded saying that they do not have records for the subject property.

³ Unmappable sites are those for which EDR has insufficient information to map.

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California Department of Resources Recycling and Recovery (CalRecycle): CalRecycle, formerly known as the California Integrated Waste Management Board (CIWMB) responded saying that they have records for the subject property. Two inspection reports were provided by this agency. Inspections were performed on January 14, 2008 and on May 8, 2008. The Site was reported to be a community center where tire clean-up events are held three times in a year. Waste tires were hauled by Rubber Recovery, Inc. and BDC Special Waste Services.

California Office of the State Fire Marshal (CSFM): The CSFM responded saying that they have no records related to pipelines in the area of the subject Site.

California Regional Water Quality Control Board, Santa Ana Region (RWQCB): The California RWQCB responded saying that they do not have records for the subject property.

South Coast Air Quality Management District (SCAQMD): A response from the SCAQMD is still pending as of the release date of this report.

Riverside County Department of Environmental Health (RCDEH): A response from the RCDEH is still pending as of the release date of this report.

Some of these agencies have yet to respond to our information request. This information will be forwarded upon receipt. If this information alters the conclusions and recommendations of this report, URS will notify you and issue an addendum to this report.

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8.0 CONCLUSIONS AND RECOMMENDATIONS

URS conducted a Phase I ESA of the subject property located at 21091 Rider Street in Perris, County of Riverside, California. The Site is located along the south side of Rider Street, approximately 145 feet east of its intersection with Brown Street. The following is a summary of our findings, based on the scope of services presented in our March 9, 2010 proposal to the EDA.

The subject property consists of one parcel, assigned with APN 318-210-050 and encompasses approximately 5.42-acres of land. At the time of the ESA, the Site was occupied by the "Mead Valley Community Center." The Site is improved with six stand alone buildings, a basketball court, a baseball field, and asphalt-paved parking areas.

Review of historical records, which included topographic maps, aerial photographs, building department records, and city directories, provided information on property uses. Sanborn map coverage was not available for the Site. The review of these historical records indicated that the subject property was undeveloped and vacant from at least 1901 to sometime before 1966. The Site was improved with a building in 1966. More buildings were added at later dates, and the subject property was used as a community center from the early 1980s to the present time.

Considering the age of some Site buildings, they have the potential to contain asbestos and/or lead-based paint. However, asbestos and lead-based paint surveys were not included in this Phase I ESA. Other information indicating the storage, use, or disposal of significant quantities of hazardous materials was not revealed during this ESA.

In conclusion, URS has performed an ESA of the Site, in accordance with industry standards. Based on the information collected and reviewed to date for this ESA, we have found no evidence indicating the potential presence of a REC at the Site. Therefore it is our opinion that further investigation is unwarranted at this time. During redevelopment work, if any, septic tanks and the leach field should be removed and properly disposed, unless the property owner decides to use them.

To date, some of the regulatory agencies have yet to respond to our request for information on the Site. If a response received at a later date alters the conclusions and recommendations of this report, a letter addendum will be submitted. Currently, based on the information obtained and

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reviewed to date, the potential for this information to alter the conclusions and recommendations of this report appears low.

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9.0 ASTM STANDARD AND ALL APPROPRIATE INQUIRY

This report was prepared in general conformance with the American Society for Testing and Materials (ASTM) International (formerly known as the ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Standard E 1527-05) and the U.S. Environmental Protection Agency (EPA) Final Rule on Standards and Practices for All Appropriate Inquiries (40 Code of Federal Regulations [CFR] 312).

9.1 ASTM STANDARD

The Standard was established and updated to reflect industry requirements brought about by the "All Appropriate Inquiry" obligations under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, a.k.a. the Superfund Law), as amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA); the Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996 (Lender Liability Amendments); and Small Business Liability Relief and Brownfields Revitalization Act of 2001 (Brownfields Amendments).

The goal of the Standard is to identify Recognized Environmental Conditions (RECs). An REC is defined as: "The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions."

9.2 ALL APPROPRIATE INQUIRY

The EPA Rule on All Appropriate Inquiry (AAI) was developed to establish landowner liability protections to property owners under CERCLA as innocent landowners, bona fide prospective purchasers, and/or contiguous property owners. The Rule expands the records review

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requirements by increasing the search distances beyond the recently superseded ASTM E 1527-00, incorporating mandatory searches for engineering and institutional controls, and requiring a mandatory review of local government and tribal records. The historical sources review requires that a search of the property goes as far back in history as it can be shown that the property contained structures or was first used for residential, agricultural, commercial, industrial, or governmental purposes. Data gaps for the property will be identified and their significance reported. The AAI Rule also requires taking into account commonly known or reasonably ascertainable information within a local community. AAI requires that inquiries be conducted by an environmental professional, which is specifically defined within the Rule. The Phase I ESA will remain valid for 180 days; however, if an additional environmental inquiry is more than one year old from the date of the property purchase, all components must be redone; an update will not be valid.

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10.0 LIMITATIONS AND EXCEPTIONS

This report has been prepared for use solely by EDA. This report shall not be relied upon by, or transferred to, any other party, or used for any other purpose, without the express written authorization of URS.

We have performed our services for this project in accordance with our proposal, dated March 9, 2010, to the EDA, the ASTM Standard Practice E 1527-05, and EPA Rule for All Appropriate Inquiries for ESA investigations. No guarantees are either expressed or implied.

The records search was limited to information available from public sources and the property management; this information is changing continually and is frequently incomplete. Unless we have actual knowledge to the contrary, information obtained from interviews or provided to us by the client has been assumed to be correct and complete. We do not assume any liability for misrepresentation of information or for items not visible, accessible, or present on the property at the time of the Site visit.

There is no investigation that is thorough enough to preclude the presence of materials on the subject property that presently, or in the future, may be considered hazardous. Unless property conditions change, this document and the information contained herein are valid for a period of 180 days according to the ASTM Standard Practice, and have been prepared solely for the use of the EDA. No third party shall have the right to rely on URS' opinions rendered in connection with the services or in this document without URS' written consent and the third party's agreement to be bound to the same conditions and limitations as our client. Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

*APN 318-210-050
21091 Rider Street
Perris, Riverside County, California*

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

11.1 CORPORATE

URS is a publicly held corporation listed on the New York and Pacific Stock Exchanges. URS provides professional planning, architectural and engineering design, and program and construction management services for infrastructure projects involving surface and air transportation, facilities, and water resources. In addition, URS offers a full range of environmental services, including environmental management, pollution control, natural resource management, and solid and hazardous waste management. Utilizing staff resources of approximately 55,000 employees in a network of offices worldwide, URS serves a variety of public sector clients at the local, municipal, state, and federal levels and private sector clients in the oil, petrochemical, natural gas, chemical, forest products, mining, power, and manufacturing industries.

11.2 INDIVIDUAL

The qualifications of the Project Manager and of the other Environmental Professionals involved in this Phase I ESA meet the ASTM, AAI Rule, and URS corporate requirements for performing ESAs.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

APN 318-210-050
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Perris, Riverside County, California

12.0 REFERENCES

- A.C.C.E.S. Inc., 2008. "Removal of Underground Storage Tank Report, Mobil Baldwin, 21020 Cajalco Road, Perris, CA," February 2008.
- California Department of Resources Recycling and Recovery (CalRecycle).
- California's Groundwater Bulletin 118, October 2003.
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- Environmental Data Resources, Inc., The EDR Aerial Photo Decade Package, Inquiry Number: 2721066.5, March 18, 2010.
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- Munger Map Book of California and Alaska Oil and Gas Fields, 2001.
- Removal of Underground Storage Tank Report, Mobil Baldwin, 21020 Cajalco Road, Perris, CA, prepared by A.C.C.E.S. Inc. dated February 2008.
- Riverside County Building and Safety Department.

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Riverside County Department of Environmental Health.

South Coast Air Quality Management District.

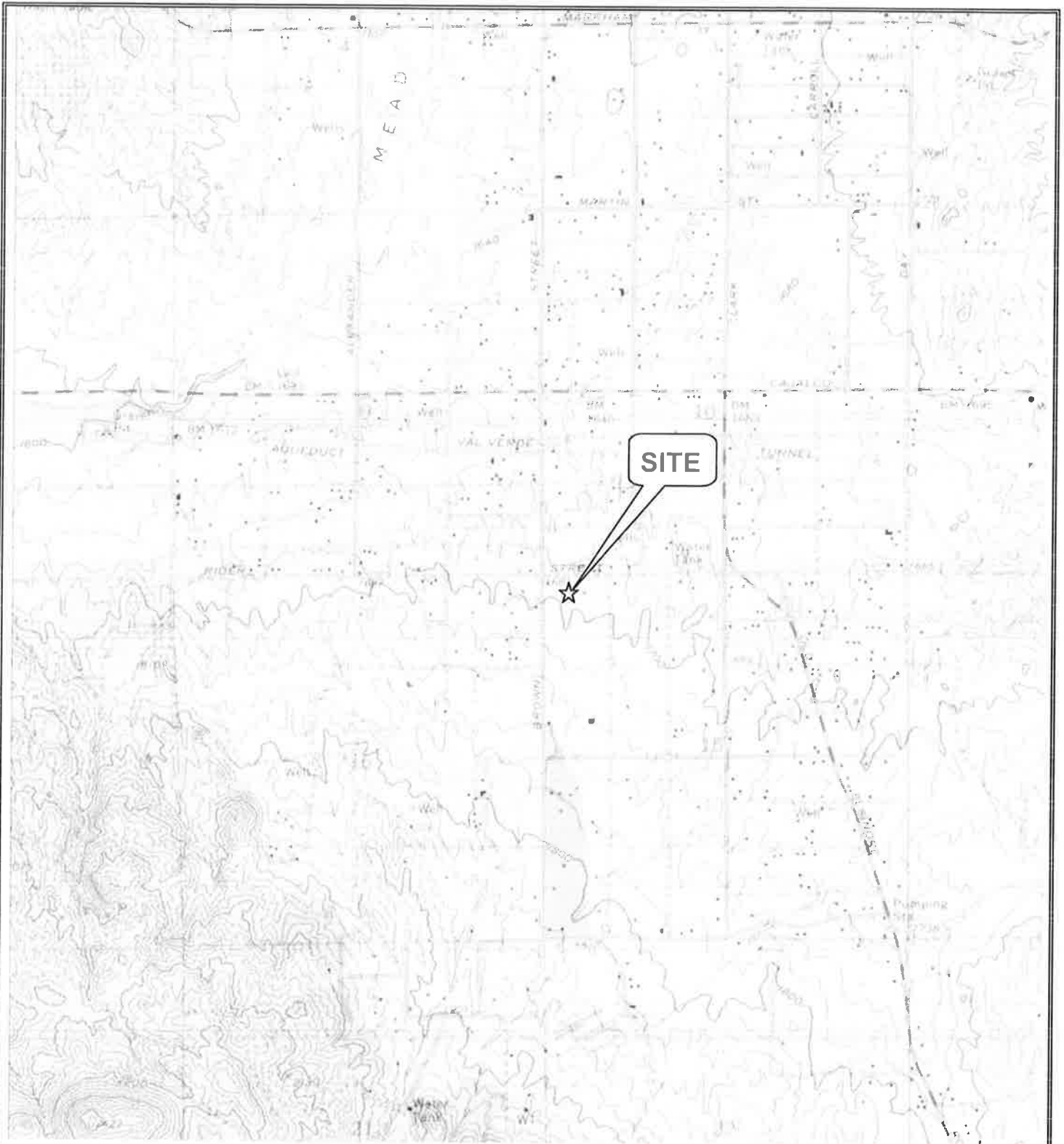
United States Environmental Protection Agency (US EPA), Region 9.

Quarterly Groundwater Monitoring Report, Fourth Quarter 2009, Mobil Baldwin, 21020 Cajalco Road, Perris, CA, prepared by A.C.C.E.S. Inc. dated January 15, 2010.

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*APN 318-210-050
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FIGURES



USGS Topographic Maps, 1973 (Steele Peak, CA)

Scale: 1:24000

FIGURE 1: SITE LOCATION MAP

Project No.: 38001590	Date: March 2010	Project: APN 318-210-050 21091 Rider Street Perris, Riverside County, California	<p>N ↑</p>
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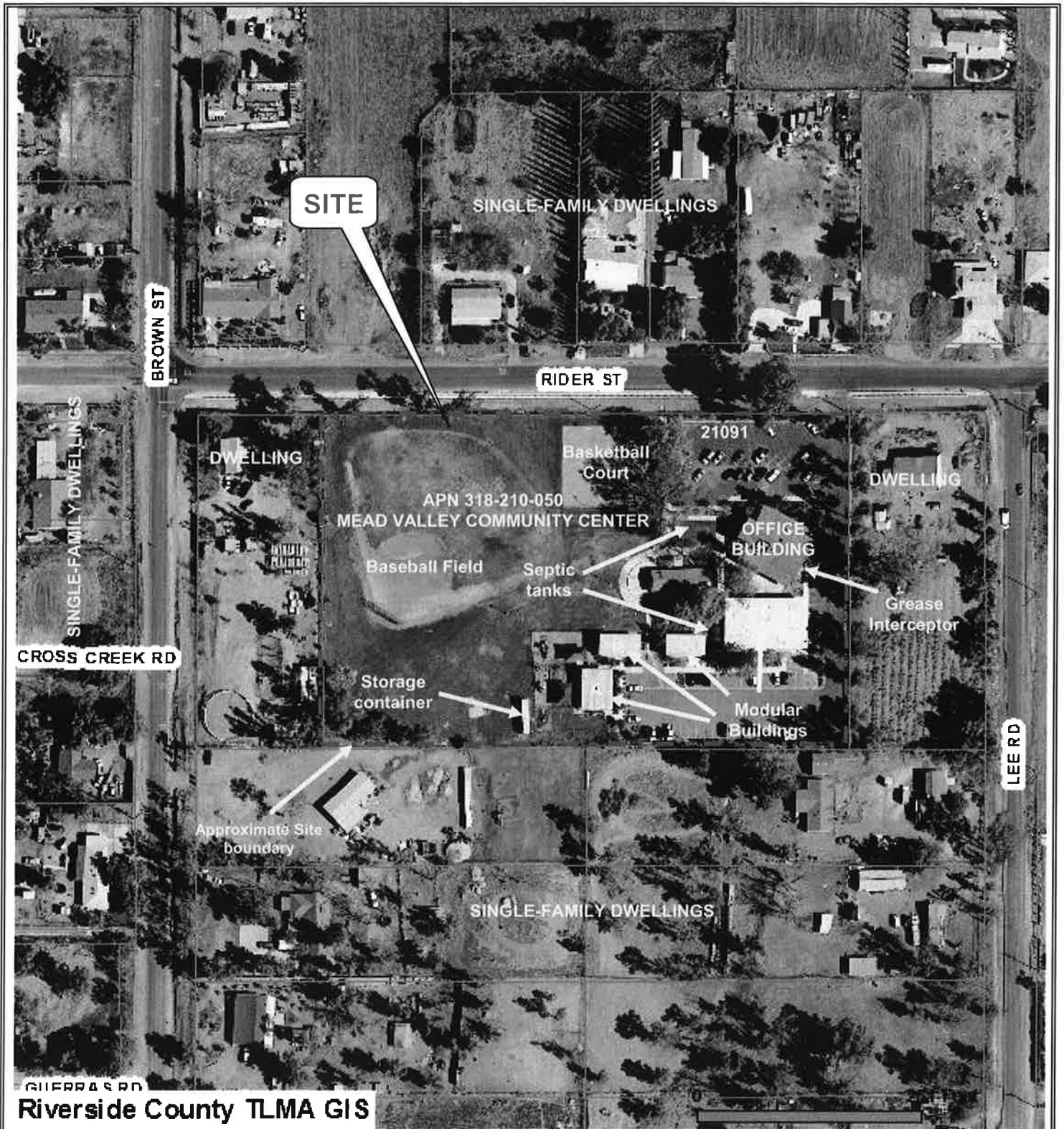


FIGURE 2: SITE PLAN

Project No.: 38001590	Date: March 2010	Project: APN 318-210-050 21091 Rider Street Perris, Riverside County, California	<p>N</p> <p>↑</p>
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PHASE I ENVIRONMENTAL SITE ASSESSMENT

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Perris, Riverside County, California*

APPENDIX A

Environmental Database Report

Topographic Map Report

Aerial Photo Decade Package

City Directories

Environmental Questionnaire